



Cote Lane

ST MONICA TRUST

6 Oatley House

**Two bedroom lower ground floor apartment
with direct access to parklands**



Cote Lane, Bristol BS9 3TN

**£660,000 leasehold
(other charges apply)**



St Monica Trust



APPROVED
OPERATOR



Cote Lane
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Croquet lawn

Specification

- South facing with french doors leading to the grounds with views over the parklands
- Close to restaurant, resident lounge and main entrance
- Featuring high ceilings and large picture windows
- Spacious living room with dining area
- Two double bedrooms
- Kitchen with extractor fan, hob and eye level oven with space for washing machine/dishwasher and fridge freezer
- New shower room
- Generous hallway with storage and additional room for furniture/ wardrobe
- To be refurbished throughout in 2024
- Constructed in 1920

Awaiting grant of probate



Swimming pool



Living room

Community fees 2024/25

£11,615 single person per annum

£15,234 couple per annum

Council tax 2024/25

Council Tax Band E

£3,007.05 per annum

EPC

Current EPC Band C (Rating 71)

Potential EPC Band C (Rating 79)

Viewings

Please call the sales team
to book on **0117 949 4004**



Please note

This apartment is sold unfurnished. Dimensions shown are maximum. Certain particulars may vary, please check with our sales team.

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St Monica Trust buys back all properties at the end of each ownership period.

The seller receives back the original purchase price after deducting a reinstatement charge and any outstanding charges.

The reinstatement charge covers the costs of putting the apartment back into an 'as new' condition. The cost of the reinstatement varies from £3,000 to

£10,000 dependent on the size of the apartment and the level of redecoration required.

If you express an interest you may need to meet with the Village Manager immediately after your viewing appointment.



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Living room

6.88m x 4.32m

22'7" x 14'2"

Bedroom 1

3.31m x 2.66m

10'1" x 8'9"

Bedroom 2

2.65m x 2.65m

8'8" x 8'8"

Kitchen

2.65m x 2.54m

8'8" x 8'4"

Shower room

3.00m x 2.67m

9'10" x 8'9"

TOTAL AREA: 101 SQM

To unsubscribe please telephone
0117 949 4004 or email
sales.team@stmonicastrust.org.uk



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