



Cote Lane
ST MONICA TRUST

6 Willowpool

One bedroom ground floor apartment



Cote Lane, Bristol BS9 3FD

£370,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Private patio area

Specification

- South facing, located on the ground floor with views over communal gardens
- Open plan living room kitchen diner with direct access to private patio through double french doors
- One generous sized double bedroom
- Kitchen with extractor fan, hob and eye level oven
- Spacious shower room with sliding door from bedroom and a second door from the entrance hall
- Generous hallway with storage
- To be refurbished 2024
- Constructed in 2014

Available from June 2024



Living kitchen diner



Shower room

Community fees 2024/25

£10,024 single per annum

£11,527 couple per annum

Council tax 2024/25

Council Tax Band D

£2,460.32 per annum

EPC

Current EPC Band C (Rating 73)

Potential EPC Band B (Rating 84)

Viewings

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



Residents lounge

Please note

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

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.

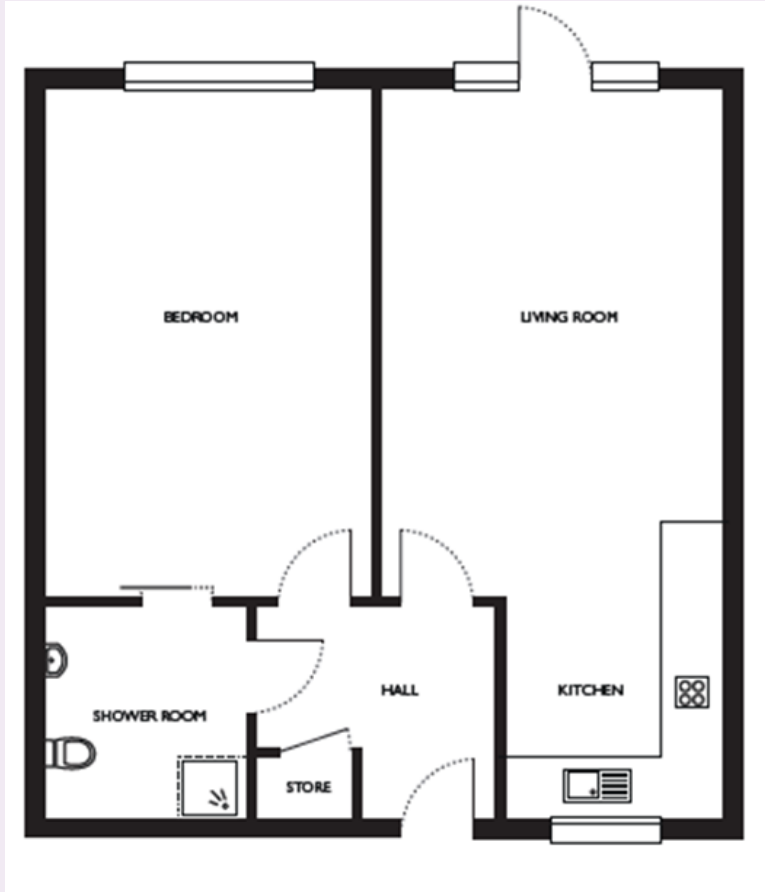
If you express an interest you may need to meet with the Village Manager immediately after your viewing appointment.



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Living room
5.40m x 3.60m
17'9" x 11'9"

Bedroom
5.30m x 3.40m
17'5" x 11'2"

Kitchen
2.30m x 2.20m
7'8" x 7'5"

TOTAL AREA: 53 SQ.M

MIRROR IMAGE FLOORPLAN

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



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