



Cote Lane
ST MONICA TRUST

7 Willowpool

One bedroom first floor apartment
with lift access



Cote Lane, Bristol BS9 3FD

£325,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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View from apartment

Specification

- Located on the first floor with views towards the scented garden and allotments
- One of twelve apartments situated behind Garden House
- Large picture windows
- Lift access
- Spacious open plan kitchen, dining and reception room
- One double bedroom with spacious ensuite shower room
- Kitchen with extractor fan, hob and eye level oven (space for washer/dryer, dishwasher and fridge freezer)
- Hallway with storage with direct access to shower room for guests
- To be refurbished
- Constructed in 2014



Kitchen living room



Shower room

Community fees *

£10,586 single person per annum

£13,542 couple per annum

* New fees will apply from 1 April 2025

Viewings

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

Council tax *

Council Tax Band D

£2,460.32 per annum

* New fees will apply from 1 April 2025

EPC

Current EPC Band tbc

Potential EPC Band tbc

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.

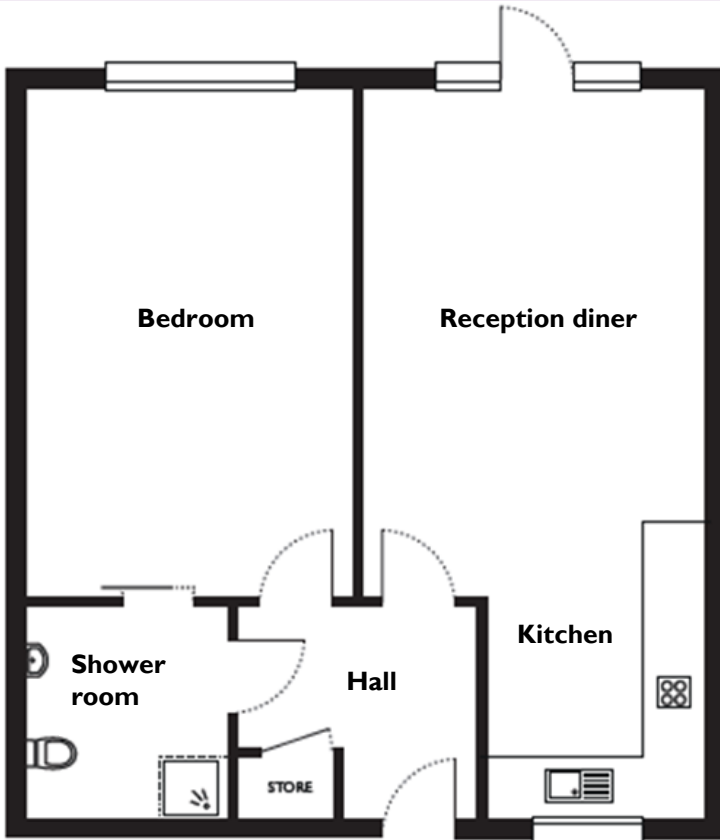
If you express an interest you may need to meet with the Village Manager immediately after your viewing appointment.



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Bedroom

5.30m x 3.40m

17'5" x 11'2"

Reception diner

5.40m x 3.60m

17'9" x 11'9"

Kitchen

2.30m x 2.20m

7'8" x 7'5"

TOTAL AREA Sqm 53

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



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