



WESTBURY FIELDS

WESTBURY-ON-TRYM, BRISTOL BS10 6TG

8 GODDARD WAY £220,000 leasehold

(other fees may apply)

One-bedroom, first-floor apartment conveniently located within easy reach of the Cricketers Café. The bright and welcoming living room benefits from a Juliet balcony with floor-to-ceiling glazing, allowing in plenty of natural light. The generously-sized bedroom features fitted storage and is complemented by a contemporary en-suite shower room.

PROPERTY SPECIFICATION



Parking



1 bedroom



1 shower room



Kitchen

- West-facing apartment close to the Cricketers Café
- Light and airy living room with Juliet balcony
- Generous bedroom with extra storage and modern en-suite shower room
- Kitchen with integrated hob, eye-level oven and extractor fan
- Ground-floor hallway with staircase and stairlift leading to first-floor living area
- Freshly refurbished
- Constructed in 2003

VIEWINGS

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



Sales Team 0117 949 4004
www.stmonicastrust.org.uk

Registered charity: 202151



St Monica Trust



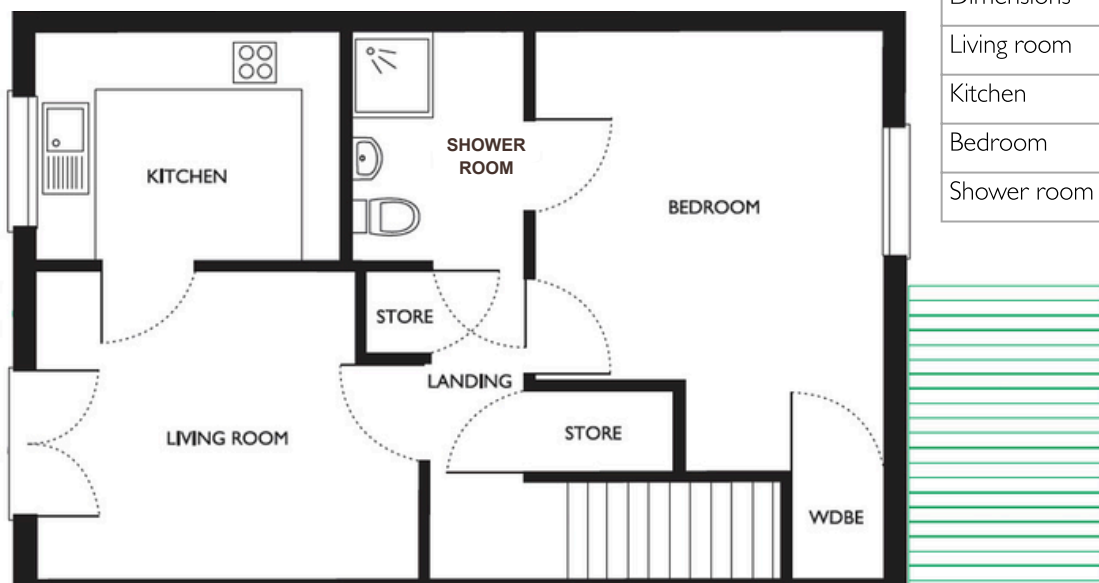
APPROVED
OPERATOR

8 Goddard Way, Westbury Fields

Approx area 721 sq ft / 67 sq m

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Floor plan produced by Energy Plus.



Dimensions	
Living room	4.11m x 3.22m / 13'5" x 10'7"
Kitchen	3.19m x 2.44m / 10'6" x 8'0"
Bedroom	4.66m x 3.74m / 15'14" x 12'3"
Shower room	2.50m x 1.92m / 8'3" x 6'4"

Annual service charge

£9,736 single person per annum

£13,135 couple per annum

Other costs

An annual boiler service and maintenance charge of £250.08

Council tax

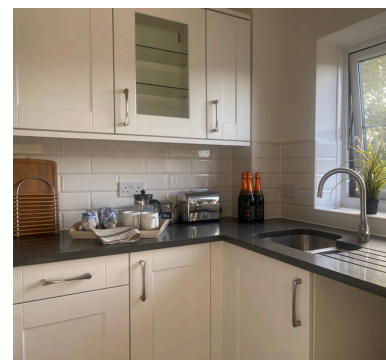
Council tax band B

£2,110.64 per annum

EPC

Current EPC band C (rating 74)

Potential EPC band C (rating 77)



Please note

This apartment is sold unfurnished. Certain particulars may vary, please check with our sales team. St Monica Trust buys back all properties at the end of each ownership period. When you surrender your lease the Trust will buy your property back and return to you the amount of your original capital payment less any outstanding charges and your surrender fee. Please refer to the Guide to Fees document for a worked example. If you express an interest you may need to meet with the Village Manager immediately after your viewing appointment.

Sales Team 0117 949 4004

www.stmonicastrust.org.uk

Registered charity: 202151



St Monica Trust



APPROVED
OPERATOR