



Cote Lane
ST MONICA TRUST

9 Oatley House

Two bedroom, first floor apartment with views of the croquet lawn



Cote Lane, Bristol BS9 3TN

£585,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



Cote Lane
ST MONICA TRUST

9 Oatley House

Cote Lane, Bristol BS9 3TN



Reception room

Specification

- West and south west facing apartment, located on the first floor
- Two built in storage cupboards
- Two large double bedrooms
- Separate guest WC
- Easy access to café and main entrance
- Kitchen with extractor fan, hob and eye level oven. Space for fridge/freezer, washing machine and dishwasher
- To be refurbished before move in
- Apartment in the historic, Grade II listed Oatley house. Constructed in 1920

This will fall under the terms of the St Monica Trust updated lease



Kitchen



Bathroom

Annual service charge

£12,022 single person per annum
£15,767 couple per annum

Other costs

An annual boiler service and maintenance charge of £240

Council tax

Council Tax Band E
£3,158.10 per annum

Viewings

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

EPC

Current EPC Band C (Rating 70)
Potential EPC Band C (Rating 80)

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.

Ending your occupation of a property

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.



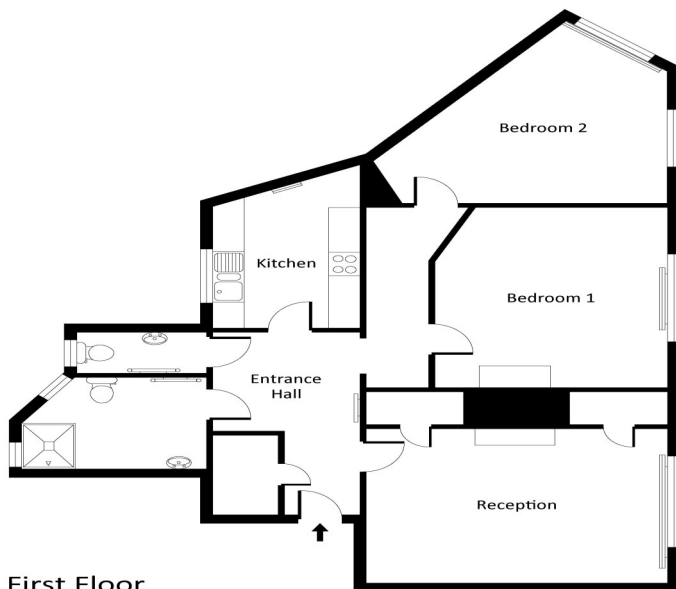
Cote Lane

ST MONICA TRUST

9 Oatley House

Cote Lane, Bristol BS9 3TN

Approx. Area 878.90 Sq.Ft - 81.70 Sq.M



First Floor

Dimensions :		
Reception	4.80m x 4.39m	15'9" x 14'5"
Kitchen	3.74m x 2.35m	12'3" x 7'8"
Bedroom 1	4.14m x 3.17m	13'7" x 12'2"
Bedroom 2	4.61m x 4.43m	15'1" x 14'6"
Shower Room	2.93m x 2.09m	9'7" x 6'10"
WC	2.05m x 0.93m	6'9" x 3'1"
Hall	4.17m x 2.32m	13'8" x 7'7"

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.

Reception

4.8m x 4.39m

15'9" x 14'5"

Kitchen

3.74m x 2.35m

12'3" x 7'8"

Bedroom 1

4.14m x 3.17m

13'7" x 12'2"

Bedroom 2

4.61m x 4.43m

15'1" x 14'6"

To unsubscribe please telephone

0117 949 4004 or email

sales.team@stmonicastrust.org.uk



St Monica Trust



APPROVED
OPERATOR