



St Monica Trust

111 MONICA WILLS HOUSE

CROMWELL STREET, BRISTOL, BS3 3NJ

£220,000 Leasehold (other charges apply)

FOURTH FLOOR ONE BED APARTMENT WITH BALCONY



MONICA WILLS HOUSE

- ◆ 'D' style apartment
- ◆ Lovely views towards Suspension Bridge and Ashton Court
- ◆ Spacious living room opening onto balcony
- ◆ Bedroom with en-suite shower room
- ◆ Shower room opening onto hallway



TYPICAL KITCHEN

- ◆ Kitchen with integrated oven, hob and extractor fan and space for table and chairs
- ◆ Constructed in 2006
- ◆ To be redecorated in 2021



ROOFTOP GARDEN



**WESTERLY VIEW FROM
ROOFTOP GARDEN**

Community Fee £4,732 single pa / £5,797 couple pa | Council Tax Band A £1,486.91 pa

Current EPC Band C (Rating 69) | Potential EPC Band B (Rating 82)

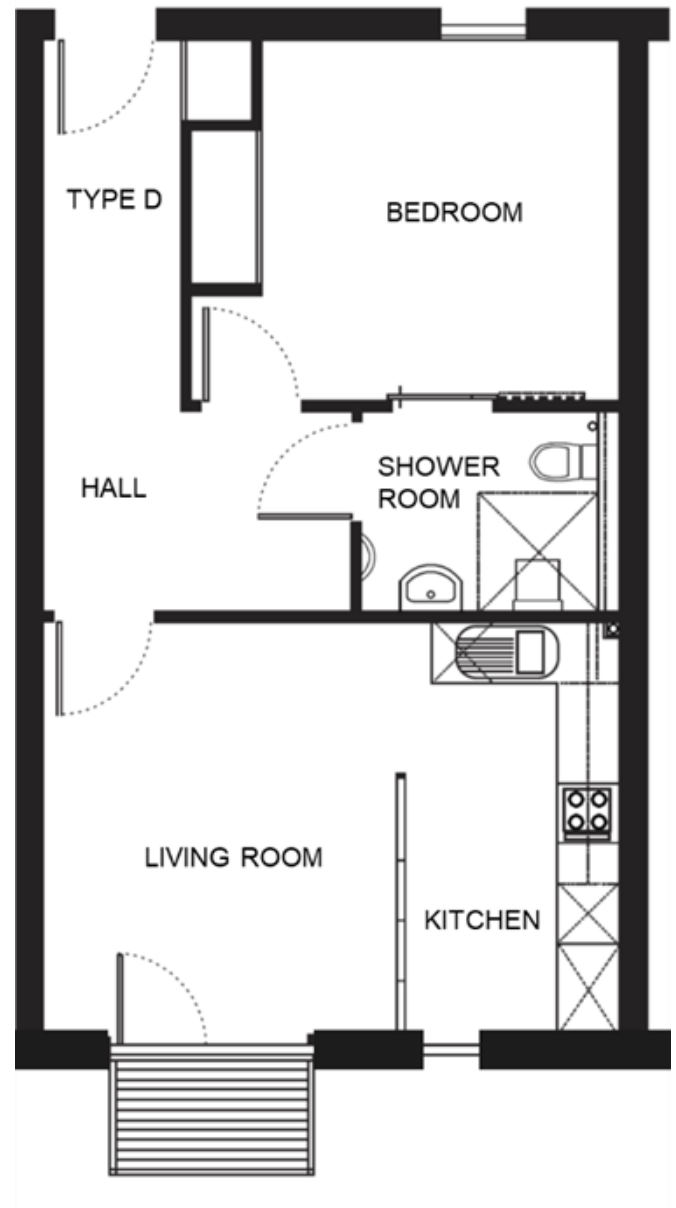
Dimensions

Kitchen	4.08m x 2.10m	13'3" x 6'8"
Living room	4.08m x 3.50m	13'3" x 11'4"
Bedroom	4.25m x 3.60m	13'9" x 11'8"

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 cost 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.

You may need to meet with the Retirement Community Manager as part of the allocations process. This will be booked at a time convenient to you.



TOTAL AREA: 56 SQM

PLEASE CALL THE SALESTEAM TO BOOK A VIEWING

0117 949 4004

To unsubscribe

please telephone as above

or email sales.team@stmonica.org.uk



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