



St Monica Trust

# 116 MONICA WILLS HOUSE

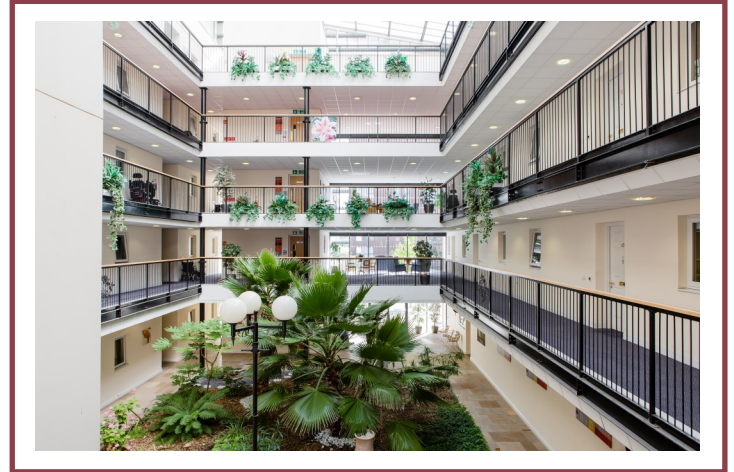
CROMWELL STREET, BRISTOL, BS3 3NJ

£210,000 Leasehold (other charges apply)

## FOURTH FLOOR ONE BED APARTMENT WITH BALCONY



**MONICA WILLS HOUSE**



**ATRIUM**

- ◆ West facing with Suspension Bridge views
- ◆ Spacious living room opening onto balcony
- ◆ Bedroom with en-suite shower room
- ◆ Shower room also opening to hallway
- ◆ Bright kitchen with integrated oven, hob and extractor fan
- ◆ Constructed in 2006
- ◆ Newly redecorated in 2021



**ROOFTOP ALLOTMENTS**



**VIEW FROM MONICA WILLS HOUSE**

Community Fee £4,464 single pa / £5,469 couple pa | Council Tax Band A £1,442.43 pa

Current EPC Band C (Rating 77) | Potential EPC Band B (Rating 82)

### Dimensions

Kitchen	3.83m x 2.05m	12'5" x 6'7"
Living room	3.85m x 3.50m	12'6" x 11'4"
Bedroom	3.85m x 3.80m	12'6" x 12'4"

**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: 49 SQM**

**PLEASE CALL THE SALES TEAM TO BOOK A VIEWING ON**

**0117 949 4004**

**To unsubscribe**

please telephone as above

or email [sales.team@stmonica.org.uk](mailto:sales.team@stmonica.org.uk)



St Monica Trust

