



St Monica Trust

12 GODDARD WAY

WESTBURY-ON-TRYM, BRISTOL, BS10 6TG

£195,000 Leasehold (other charges apply)

SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT



VIEW FROM APARTMENT



TYPICAL SHOWER ROOM

- ◆ West facing living room with Juliette balcony
- ◆ Close to The Cricketers restaurant
- ◆ Generous sized bedroom with extra storage and modern ensuite wet room
- ◆ Hallway with airing cupboard
- ◆ Modern kitchen with appliances and integrated hob, oven and extractor fan
- ◆ Constructed in 2003
- ◆ Newly refurbished in 2020



KITCHEN



POSITION OF APARTMENT

Community Fee £7,266 single pa / £9,803 couple pa | Council Tax Band B £1,682.84 pa

Current EPC Band C (Rating 74) | Potential EPC Band C (Rating 77)

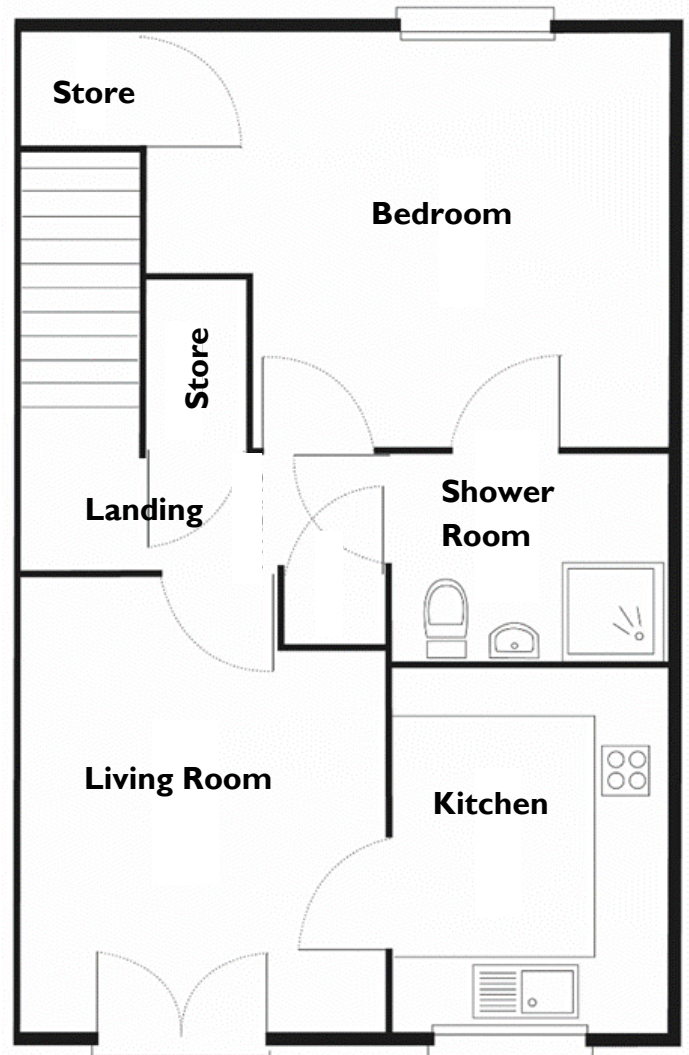
Dimensions

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

Please note that this apartment is sold unfurnished. Dimensions shown are maximum. Some plots are handed compared to floorplans. Certain particulars may vary, please check with our sales team. The floorplans depict a typical layout of this apartment type. Floorplans are not to scale.

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 to be redecorated and also 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: 67 SQM

PLEASE CALL THE SALES TEAM TO BOOK A VIEWING

0117 949 4004

To unsubscribe

please phone the above number or

email sales.team@stmonicastrust.org.uk



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