



St Monica Trust

August 2020

— NEWLY —  
REFURBISHED

# 16 Goddard Way

## Westbury Fields, Bristol BS10 6TG



### **For Sale £220,000** Leasehold 125 years **Close to the Cricketer's restaurant**

Constructed in 2003 and refurbished in 2020, this west facing first floor apartment is conveniently located close to the restaurant. The property has one large double bedroom and an en-suite shower room accessible from both the bedroom and hallway. The living room opens onto a Juliet balcony and the modern kitchen has granite worktops and is fitted with a fridge freezer, washing machine, electric hob, extractor hood, dishwasher and Neff slide and hide oven.

- Community Fee\*: £6,987pa single  
£9,426pa couple (\*until 31 March 2021)
- Council Tax (2020/21):  
£1,603.04pa (Band B)

#### Energy Efficiency Rating

The current energy efficiency rating for this property is Band B (rating 81). The potential energy efficient rating is Band B (rating 81). The full EPC is available upon request.

Tel: 0117 949 4000  
[info@stmonicastrust.org.uk](mailto:info@stmonicastrust.org.uk)

Registered Charity 202151

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A reinstatement charge is applied to the capital payment returned on surrender of the apartment. This is to put the apartment back into the 'as new' condition in which it was received. The cost of reinstatement varies from £1500 to £5000 dependent on the size of the apartment to be redecorated and also the level of decoration required.

If you are interested in viewing this property, please contact the sales team on **0117 949 4004** to arrange an appointment (office hours are 9.00am to 5.00pm, Monday to Friday). Viewing dates are **5 August 2020** and **12 August 2020**. **NB: Due to current restrictions we have to limit the number of people coming onto the site so we will operate on a "first come, first serve" basis.**

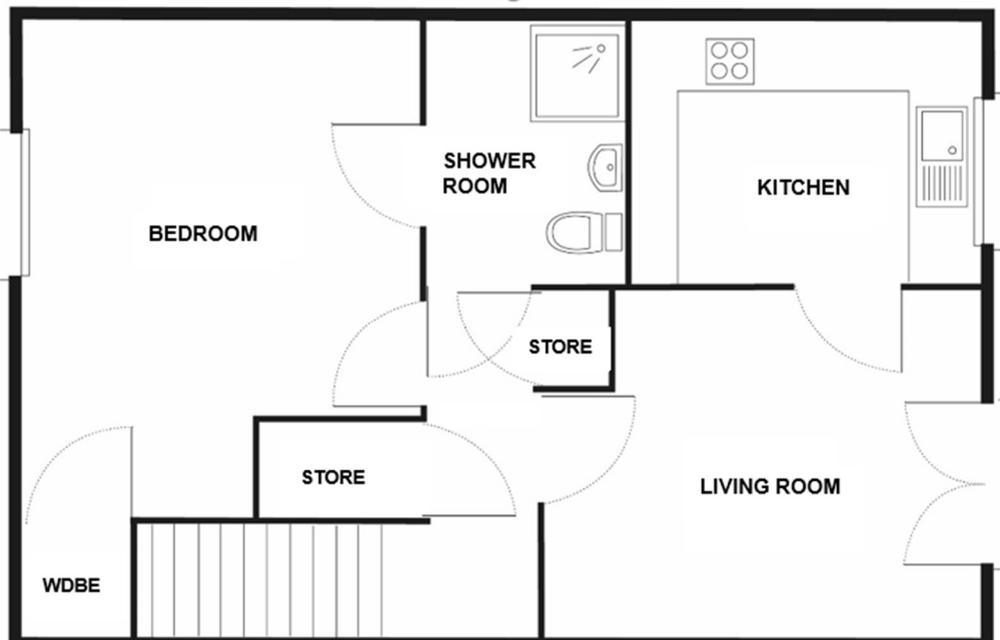
Please note that you will need to have viewed this property and have submitted an expression of interest form by no later than **4.00pm Friday 14 August 2020**.

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 once we have received your form.

If you would prefer to receive this information by email, please let us know by emailing the team at [sales.team@stmonicatrust.org.uk](mailto:sales.team@stmonicatrust.org.uk), quoting your surname and postcode in the subject field.

Tel: 0117 949 4000 | [info@stmonicatrust.org.uk](mailto:info@stmonicatrust.org.uk)

[www.stmonicatrust.org.uk](http://www.stmonicatrust.org.uk)



### 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"

†Maximum dimensions



APPROVED  
OPERATOR

The plan drawings are not to scale and are based on the original plans. All measurements quoted are approximate and are provided for informational purposes only. Exact specifications, external finishes, window styles, and whether an apartment is right or left-handed may differ from plot to plot. For further details of a property, please contact the sales team on 0117 949 4004.



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