



St Monica Trust

September 2020

2 St Augustines Cote Lane, Bristol BS9 3UL



For Sale £250,000 Leasehold 125 years

One bedroom south facing apartment

Built in 1925 and refurbished in 2014, this ground floor apartment, along with three others, is in a separate building with its own access to the surrounding grounds. The apartment benefits from an open plan living, dining and kitchen area. The kitchen is fitted with a hob, extractor fan and integrated eye level, double oven and a fridge. There is a double bedroom, a shower room with WC and the apartment has its own entrance with car parking nearby.

- Community Fee*: £7,757pa single
£8,920pa couple (*until 31 March 2021)
- Council Tax (2020/21):
£2,519.04pa (Band E)

Energy Efficiency Rating

The current energy efficiency rating for this property is Band D (rating 60). The potential energy efficiency rating is Band C (rating 70). The full EPC is available upon request.

Tel: 0117 949 4000
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 £1,500 to £5,000 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 **8 September 2020** and **15 September 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 Thursday 17 September 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, quoting your surname and postcode in the subject field.

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www.stmonicatrust.org.uk



Dimensions†

Living room	3.80m x 3.70m	12'7" x 12'1"
Kitchen/Dining	6.90m x 3.50m	22'8" x 11'5"
Bedroom	3.80m x 3.70m	12'5" x 12'2"

†Maximum dimensions

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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