



St Monica Trust

AVAILABLE
— NOW —

2 St Augustines

Cote Lane, Bristol BS9 3UL



For Sale £295,000 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, which is fitted with a hob, extractor fan and integrated eye level, double oven. There is a double bedroom, a shower room with WC and the apartment has its own entrance with car parking nearby.

- Community Fee*: £7,864pa single
£10,077pa couple (*until 31 March 2020)
- Council Tax (2019/20):
£2,422.58pa (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.

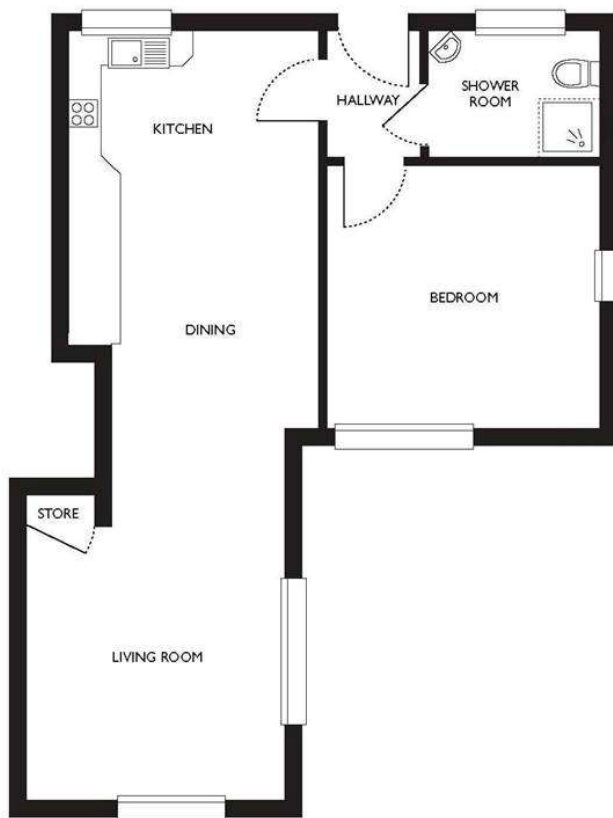
If you are interested in viewing this property, please contact the sales team on **0117 949 4004** to arrange an appointment (office hours are 9.00am to 5.00pm, Monday to Friday).

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.



St Monica Trust



No longer interested?

If you do not want to receive information about Cote Lane, or no longer wish to be on the allocation shortlist, please tick the relevant box below and return this form to us at:

St Monica Trust, Sales Team, Head Office, Cote Lane, Bristol BS9 3UN

Alternatively, you can call the sales team on **0117 949 4004** or email us at **sales.team@stmonicastrust.org.uk**.

Name(s)

Address

- I no longer wish to receive details of Cote Lane properties.
- Please remove me from the St Monica Trust allocations shortlist.
Please note: if you opt to remove your details, your deposit will be refunded and you will not be sent any further property information.

If you have asked to be removed from the mailing list, please state your reason here:

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