



St Monica Trust

AVAILABLE  
— NOW —

## 2 Willowpool

Cote Lane, Bristol BS9 3FD



**For Sale £295,000** Leasehold 125 years

### One bedroom north facing apartment

Built in 2014, this apartment is on the ground floor of Willowpool close to the scented garden and allotments on the Cote Lane site. There is an open-plan, light and airy kitchen/living room and the kitchen is fitted with a Neff slide and hide oven, electric hob and extractor fan. The bedroom has an en-suite shower room that also has access to the hallway. There is a storage cupboard off the hallway.

- Community Fee\*: £7,864pa single  
£10,077pa couple (\*until 31 March 2020)
- Council Tax (2019/20):  
£1,982.11 pa (Band D)

#### Energy Efficiency Rating

The current energy efficiency rating for this property is Band C (rating 75). The potential energy efficiency rating is Band C (rating 75). 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).

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.



### Dimensions†

Living room	4.90m x 3.60m	16'1" x 11'9"
Kitchen	2.30m x 2.20m	7'8" x 7'5"
Bedroom	4.70m x 3.40m	15'7" x 11'2"

†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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