



St Monica Trust

3 Little Cote

Cote Lane, Bristol BS9 3UL



For Sale £265,000 Leasehold 125 years

One bedroom first floor apartment

Built in 1925 and converted in 2004, this newly refurbished apartment is located on the first floor of one of the Little Cote lodges at Cote Lane. The living room and bedroom have south-west views over the garden to Oatley House. The living room is a good size and the bedroom has built in cupboards. There is a separate kitchen with a hob, eye level oven/grill, washing machine and integrated fridge/freezer.

- Community Fee*: £8,179pa single
£10,480pa couple (*until 31 March 2021)
- Council Tax (2020/21):
£1,832.02 (Band C)

Energy Efficiency Rating

The current energy efficiency rating for this property is Band D (rating 66). The potential energy efficiency rating is Band B (rating 81). 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 £3,000 to £10,000 dependent on the size of the apartment to be redecorated and also the level of decoration required.

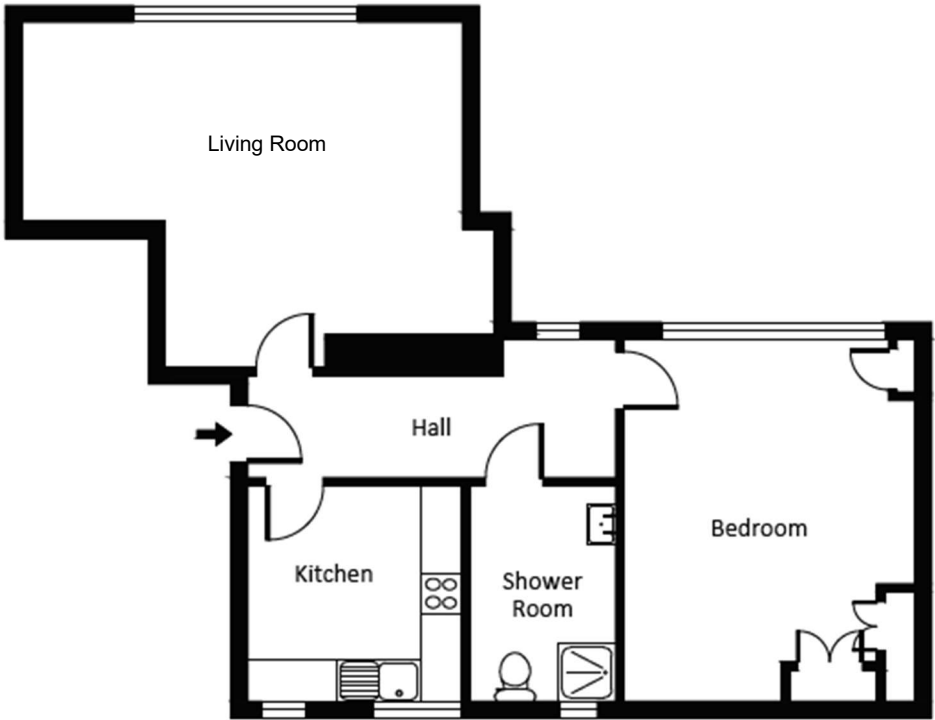
If you are interested in viewing this property, please contact the sales team on **0117 949 4004** to arrange an appointment (office hours are 9.00am to 5.00pm, Monday to Friday).

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	5.36m x 4.20m	17'7" x 13'9"
Kitchen	2.62m x 2.47m	8'7" x 8'1"
Bedroom	4.41m x 3.54m	14'6" x 11'7"

†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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