



St Monica Trust

3 ST AUGUSTINES

COTE LANE, WESTBURY-ON-TRYM, BRISTOL, BS9 3UL

£275,000 Leasehold (other charges apply)

ONE BEDROOM FIRST FLOOR ST AUGUSTINES APARTMENT



ST AUGUSTINES



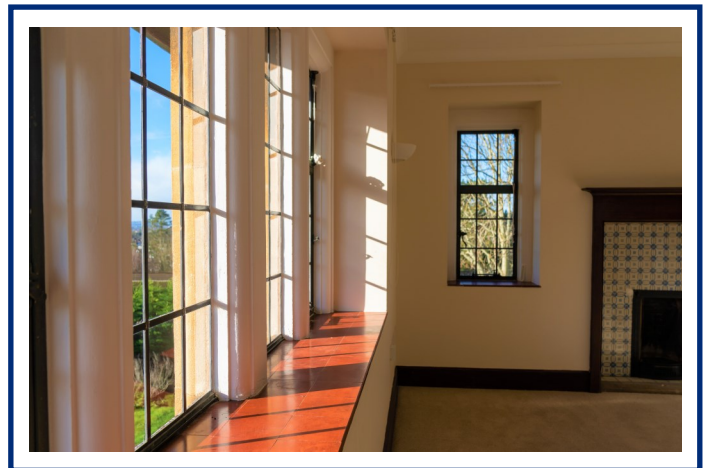
ST AUGUSTINES GARDEN

- ◆ South facing apartment
- ◆ First floor apartment. One of four apartments in attractive stone building
- ◆ Set in pretty gardens with communal outside sitting areas
- ◆ Living room has picturesque dual aspect views of gardens and countryside

- ◆ The kitchen is fitted with a hob, extractor fan and integrated eye level oven
- ◆ The master bedroom has pleasant views
- ◆ Separate shower room
- ◆ Lift access
- ◆ Easy access to car park
- ◆ Constructed in 1925; redecorated in 2021



BRIGHT AND MODERN KITCHEN

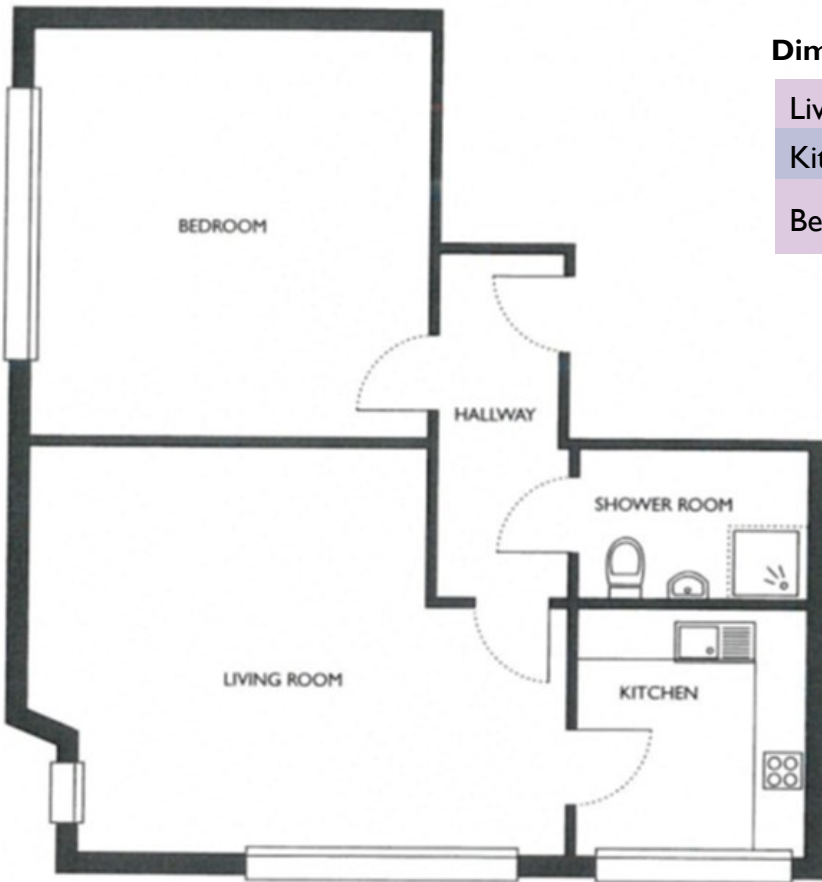


LIVING ROOM

Community Fee £8,067 single pa / £9,277 couple pa | Council Tax Band D £2,163.65 pa

Current EPC Band D (Rating 60) | Potential EPC Band C (Rating 76)

3 ST AUGUSTINES



Dimensions

Living room	4.61m x 4.18m	15'2" x 13'9"
Kitchen	2.61m x 2.38m	8'7" x 7'10"
Bedroom	4.22m x 4.18m	13'11" x 13'9"

TOTAL AREA: 52 SQM

Please note this apartment is sold unfurnished. Dimensions shown are maximum. Certain particulars may vary, please check with our sales team.

St Monica Trust buys back all properties at the end of each ownership period. The seller receives back the original purchase price after deducting a reinstatement charge and any outstanding charges. The reinstatement charge covers the cost of putting the apartment back into an 'as new' condition. The cost of the reinstatement varies from £3,000 to £10,000 dependent on the size of the apartment and the level of redecoration required.

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.

PLEASE CALL THE SALESTEAM TO BOOK A VIEWING

0117 949 4004

To unsubscribe

please telephone as above

or email sales.team@stmonicastrust.org.uk



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