



St Monica Trust

Delivering well-beings

3 St Augustines Cote Lane, Bristol BS9 3UL



For Sale £275,000 Leasehold 125 years

One bedroom first floor apartment

Built in 1925 and refurbished in 2014, this south facing apartment is one of four in a separate attractive stone building set in a quiet area of the Cote Lane site. The living room and bedroom have picturesque, dual aspect views of the gardens and countryside. There is a shower room and the apartment has its own entrance with designated car parking close by. The kitchen is fitted with a Neff slide and hide oven, electric hob and extractor fan.

- Community Fee*: £7,757pa single
£8,920pa couple (*until 31 March 2021)
- Council Tax (2020/21):
£2,061.03pa (Band D)

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 76). The full EPC is available upon request.

Tel: 0117 949 4000
info@stmonicastrust.org.uk

Registered Charity 202151

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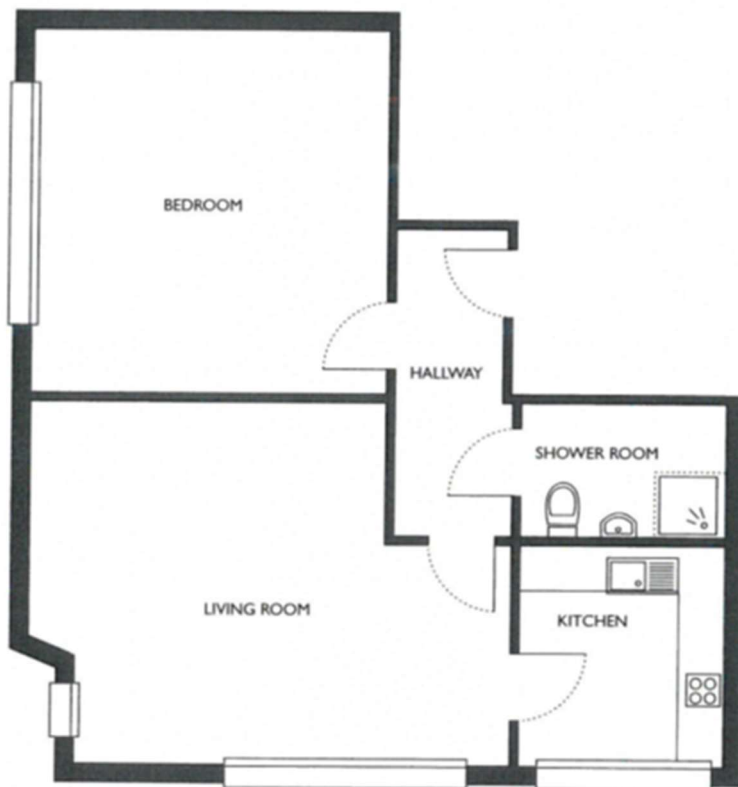


A reinstatement charge is applied to the capital payment returned on surrender of the apartment. This is to put the apartment back into the 'as new' condition in which it was received. The cost of reinstatement varies from £3,000 to £10,000 dependent on the size of the apartment to be redecorated and 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@stmonicastrust.org.uk**, quoting your surname and postcode in the subject field.



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"
Shower room	2.51m x 1.46m	8'3" x 4'10"

†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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