



St Monica Trust

Delivering well-being

December 2018

AVAILABLE
— NOW —

30 Jessop Crescent Westbury Fields, Bristol BS10 6TQ



For Sale £325,000 Leasehold 125 years

Two bedroom first floor apartment with balcony

Constructed in 2003 and refurbished in 2018, this two bedroom property is on the first floor overlooking the croquet lawn. It comprises a good size double bedroom with en-suite shower room which also has access from the hall. The second bedroom has built in storage. The living room has French windows onto the south west facing balcony. The new kitchen is fitted with a Neff slide and hide oven, electric hob, and extractor hood and has a Bosch fridge freezer, washing machine and dishwasher.

- Community Fee*: £7,441pa single
£10,057pa couple (*until 31 March 2019)
- Council Tax (2018/19):
£1,680.97pa (Band C)

Energy Efficiency Rating

The current energy efficiency rating for this property is Band C (rating 78). The potential energy efficient rating is Band C (rating 78). The full EPC is available upon request.

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

Registered Charity 202151

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We are in the position of being able to offer this property outside of our usual allocation process.

The property is being offered on a **'first come, first served basis'**.

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).

Please be aware that if you complete an expression of interest form that you will also need to meet with the Retirement Community Manager as part of the sales process.

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.

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www.stmonicastrust.org.uk



Dimensions†

Bedroom 1	3.96m x 3.30m	13'0" x 10'10"
Bedroom 2	2.92m x 2.82m	9'7" x 9'4"
Living room	4.05m x 3.92m	13'4" x 12'10"
Kitchen	3.69m x 2.65m	12'2" x 8'9"
Shower room	2.07m x 2.00m	6'9" x 6'7"

†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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