



Cote Lane

ST MONICA TRUST

4 St Augustines

Two bed first floor apartment



Cote Lane, Bristol BS9 3UL

£425,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Communal gardens

Specification

- South facing first floor two bed apartment set in an attractive stone building overlooking communal gardens
- Two good size bedrooms
- New shower room
- New kitchen with a hob, extractor fan, integrated eye level oven and space for a fridge/freezer, washing machine and dishwasher
- Lift access to the first floor
- Built in 1925, refurbished 2023
- Shared ownership available



New kitchen



New shower room

Community fee

£10,440 single person pa

£12,008 couple pa

Council Tax Band E £2,886.40pa

Viewing dates

Please call the sales team
to book **0117 949 4004**

Current EPC Band D (Rating 62)

Potential EPC Band C (Rating 77)

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 costs 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.

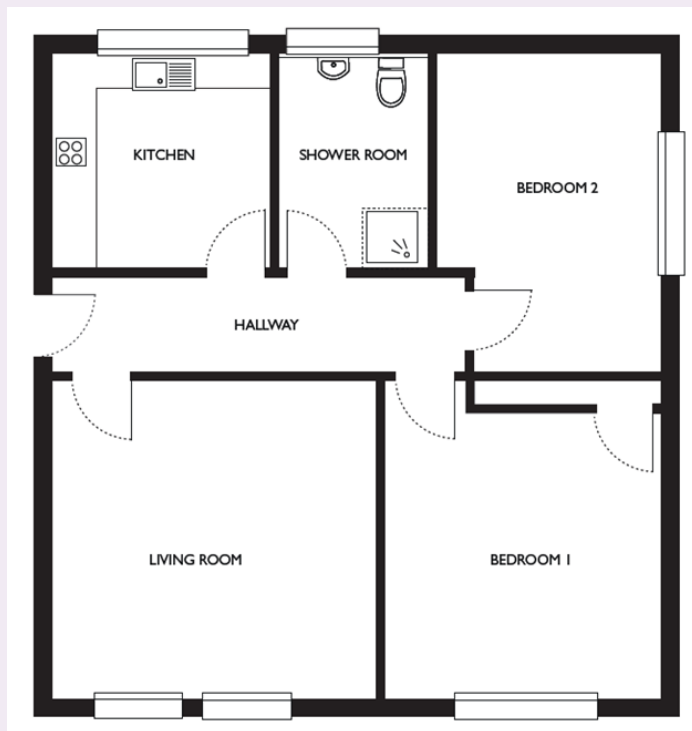
If you express an interest you may need to meet with the Village Manager immediately after your viewing appointment.



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Living room
4.20m x 4.20m
13'10" x 13'10"

Kitchen
2.90m x 2.90m
9'8" x 9'5"

Bedroom 1
3.90m x 3.10m
12'9" x 12'4"

Bedroom 2
4.30m x 3.10m
14'0" x 10'1"

To unsubscribe please telephone
0117 949 4004 or email
sales.team@stmonicastrust.org.uk



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