



St Monica Trust

43 Jessop Crescent

Westbury Fields, Bristol BS10 6TQ



For Sale £335,000 Leasehold 125 years

Two-bedroom ground floor apartment

Built in 2003 and refurbished in 2020, this west facing property is on the ground floor near the Cricketers restaurant. There are two bedrooms both with built in storage and the master bedroom has an en-suite shower room. The living room has French windows leading onto a terraced area and there is a second shower room. The kitchen is fitted with a hob, extractor fan and integrated eye level oven.

- Community Fee*: £8,009pa single
£10,825pa couple (*until 31 March 2021)
- Council Tax (2020/21):
£1,832.02pa (Band C)

Energy Efficiency Rating

The current energy efficiency rating for this property is Band C (rating 77). 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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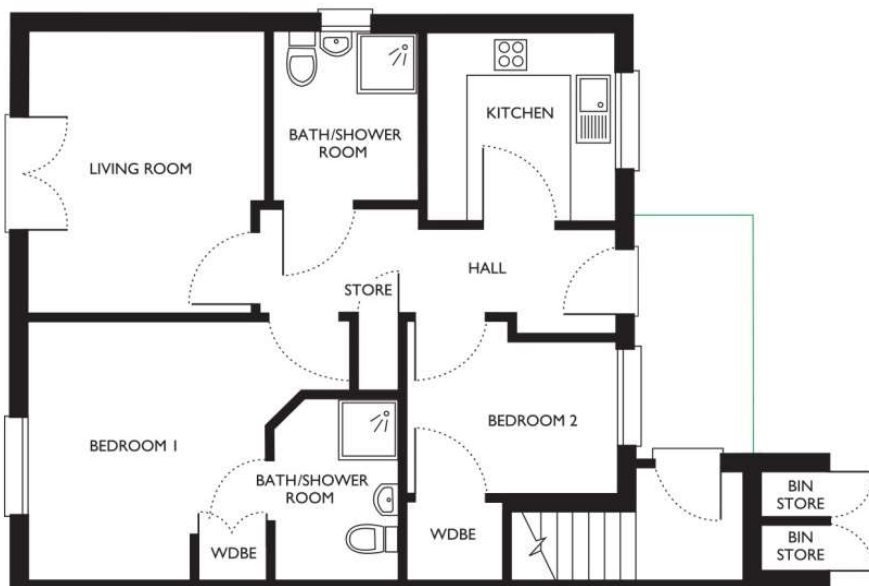
A reinstatement charge is applied to the capital payment returned on surrender of the apartment. This is to put the apartment back into the 'as new' condition in which it was received. The cost of reinstatement varies from £3000 to £10000 dependent on the size of the apartment to be redecorated and also the level of decoration 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 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†

Bedroom 1	3.51m x 3.63m	11'5" x 11'9"
Bedroom 2	1.86m x 2.87m	6'10" x 9'4"
Living room	3.69m x 3.39m	12'11" x 11'11"
Kitchen	2.71m x 2.71m	8'9" x 8'9"
Bath/shower room	2.17m x 1.86m	7'11" x 6'10"

†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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