



St Monica Trust

45 Westfield House

Cote Lane, Bristol BS9 3TJ



To Rent £2,023.00 per calendar month

Single bedroom apartment with balcony

Built in 1985 and refurbished in 2018, this single bedroom apartment is located on the floor level with and to the right of the main entrance. The bright and airy living room provides access onto a private balcony and enjoys southwesterly views. There are built in wardrobes in the bedroom and hallway and an airing cupboard in the refurbished shower room. The new kitchen is fitted with an integrated Neff slide and hide oven, hob and extractor fan and there is space for a fridge freezer.

- Please note that council tax, utilities and community fee are all included in the rent.

Energy Efficiency Rating

The current energy efficiency rating for this property is Band C (rating 80). The potential energy efficient rating is Band B (rating 81). The full EPC is available upon request.

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

Registered Charity 202151

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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).

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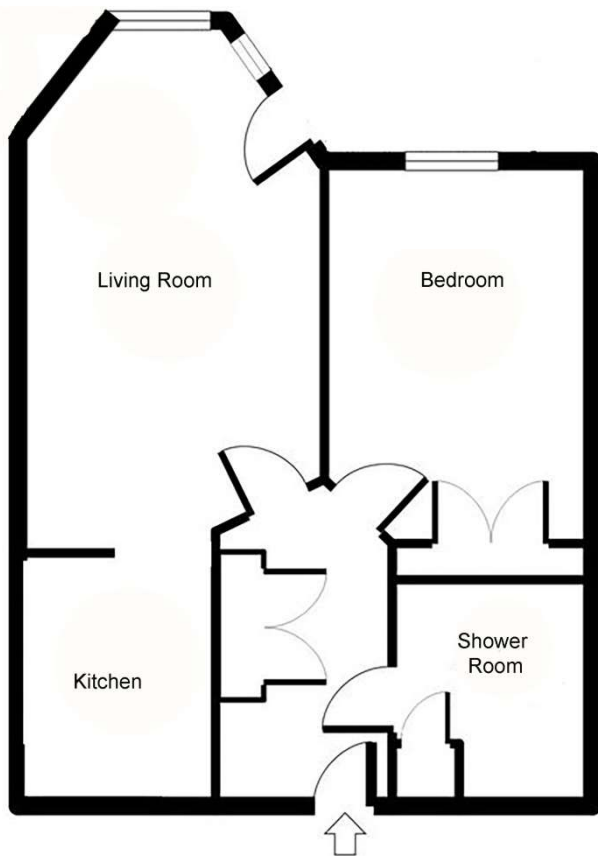
You may need to meet with the Retirement Community Manager as part of the allocations process. This will be booked at a time convenient to you once we have received your form.

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.

Please note that the tenancy of this property will commence within 10 days from allocation.

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www.stmonicatrust.org.uk



Dimensions

Living room	5.64m x 3.24m	18'6" x 10'8"
Bedroom	3.72m x 2.82m	12'3" x 9'4"
Kitchen	2.71m x 2.11m	8'11" x 6'11"
Shower room	2.39m x 2.07m	7'10" 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. Full details of a particular property are available from our sales staff.



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