



St Monica Trust

5 GODDARD WAY

WESTBURY-ON-TRYM, BRISTOL, BS10 6TG

£275,000 Leasehold (other charges apply)

SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT



POSITION OF APARTMENT



LIVING ROOM, KITCHEN & PATIO

- ◆ East facing living room opening onto patio
- ◆ Close to Cricketers' restaurant
- ◆ Bedroom with modern ensuite shower room
- ◆ Separate WC
- ◆ Hallway with storage cupboard
- ◆ Modern kitchen with appliances and integrated hob, oven and extractor fan
- ◆ Constructed in 2003
- ◆ To be refurbished in 2021



KITCHEN



SHOWER ROOM

Community Fee £7,266 single pa / £9,803 couple pa | Council Tax Band B £1,682.84 pa

Current EPC Band C (Rating 76) | Potential EPC Band C (Rating 78)

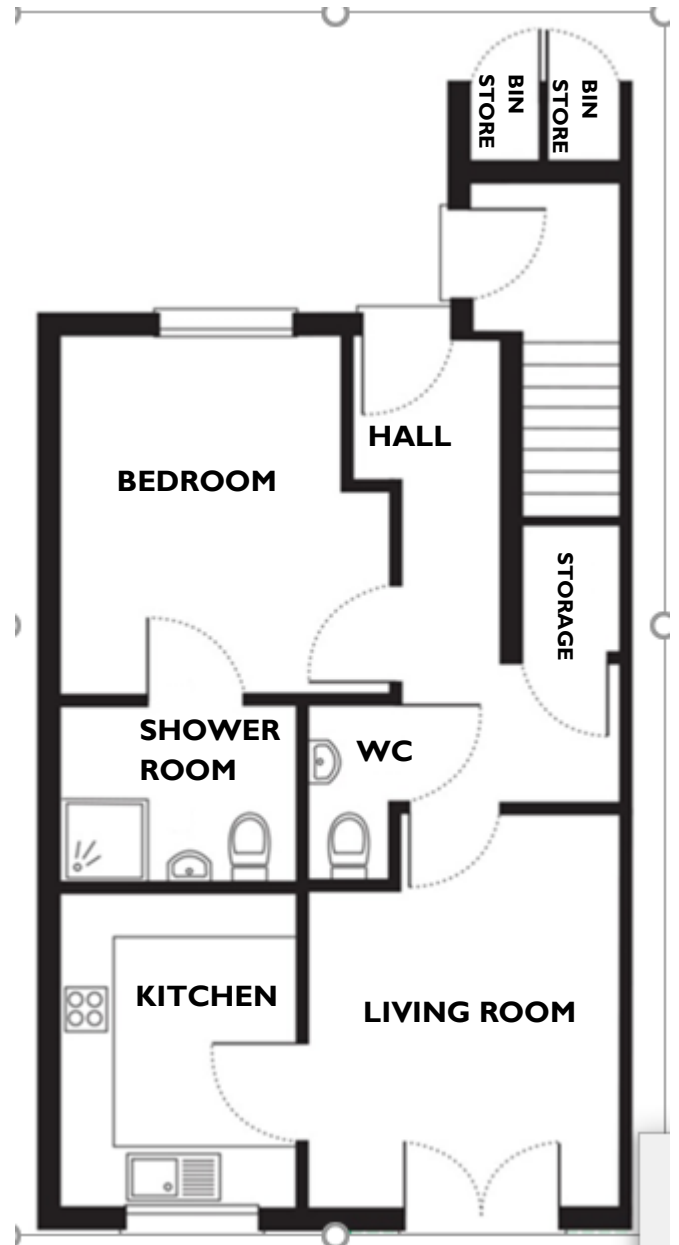
Dimensions

Kitchen	3.32m x 2.34m	10'9" x 7'8"
Living room	3.32m x 4.27m	10'9" x 14'0"
Bedroom	3.66m x 3.08m	12'0" x 10'11"
Shower room	2.13m x 1.96m	7'0" x 6'5"

Please note that this apartment is sold unfurnished. Dimensions shown are maximum. Some plots are handed compared to floorplans. Certain particulars may vary, please check with our sales team. The floorplans depict a typical layout of this apartment type. Floorplans are not to scale.

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 cost 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 to be redecorated and also the level of redecoration 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.



TOTAL AREA: 63 SQM

PLEASE CALL THE SALES TEAM TO BOOK A VIEWING ON

0117 949 4004

To unsubscribe

please telephone as above

or email sales.team@stmonicastrust.org.uk



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