



St Monica Trust

9 Goddard Way Westbury Fields, Bristol BS10 6TG



For Sale £250,000 Leasehold 125 years **One bedroom ground floor apartment with patio**

Built in 2003 and refurbished in 2017, this one bedroom ground floor property has French windows leading from the living room onto the large east-facing patio. The double bedroom has a modern en-suite shower room and there is built-in storage in the hall and a separate WC. The kitchen is fitted with a Bosch fridge freezer and washing machine, granite worktop, Neff hob, extractor fan and eye level oven.

- Community Fee*: £6,987pa single
£9,426pa couple (*until 31 March 2021)
- Council Tax (2020/21):
£1,603.04pa (Band B)

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 77). 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 £3,000 to £10,000 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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Dimensions†

Kitchen	3.19m x 2.44m	10'6" x 8'0"
Living room	4.11m x 3.22m	13'5" x 10'7"
Bedroom	4.66m x 3.74m	15'14 x 12'3"
Shower room	2.50m x 1.92m	8'3" x 6'4"

†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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