



Sandford Station

ST MONICA TRUST

54 Station Road

**Two-bedroom ground-floor apartment
with front balcony and rear garden**



Sandford, North Somerset BS25 5AB

£295,000 leasehold

(other charges apply)

Viewings

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



St Monica Trust



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OPERATOR



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Specification

- Ground-floor apartment featuring a private balcony with space for seating and/or flowerpots
- Living room with French doors onto patio and small garden with shrubs and slate chippings
- Main bedroom with wardrobe and sliding door to en-suite
- Second smaller bedroom
- Wet-room style shower-room with access from main bedroom and hallway
- Brand new kitchen with extractor fan, hob and eye-level oven and space for washing machine, fridge/freezer and dishwasher
- Newly redecorated with new carpets
- Constructed in 2009

Charges from 1 April 2026

Annual service charge

£8,988 single person per annum

£10,356 couple per annum

An annual boiler service charge and maintenance charge of £250.08

Council tax

Council tax band D

£2,455.85 per annum

EPC

Current EPC Band D (Rating 64)

Potential EPC Band D (Rating 67)

Dimensions

Total area 56 sqm

NB: 54 Station Road is a mirror image of the floorplan shown

Living room

4.75m x 3.90m

15'7" x 12'10"

Bedroom 1

3.54m x 3.30m

11'7" x 10'10"

Kitchen

2.96m x 2.40m

9'9" x 7'11"

Bedroom 2

2.30m x 2.30m

7'7" x 7'7"



Please note

This apartment is sold unfurnished. Dimensions shown are maximum. Certain particulars may vary, please check with our sales team. You may need to meet with the Village Manager as part of the allocations process, this will be booked at a time convenient to you.

Ending your occupation of a property

When you surrender your lease, the Trust will buy your property back and return to you the amount of your original capital payment less any outstanding charges and your surrender fee. Please refer to the Guide to Fees document for a worked example.



St Monica Trust

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



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