



Sandford Station
ST MONICA TRUST

55 Hapil Close Two-bedroom first-floor apartment with Juliette balcony off living room



Sandford, North Somerset BS25 5AA

£350,000 leasehold
(other charges apply)

Viewings

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



St Monica Trust



APPROVED
OPERATOR

55 Hapil Close

Sandford, North Somerset BS25 5AA

Specification

- South-facing two-bedroom first-floor apartment situated in separate building beyond the far end of Darlisette House
- Spacious living room with French doors and Juliette balcony
- Main bedroom with sliding door to en-suite, and a wardrobe
- Second bedroom
- New wet-room style shower room, with access from main bedroom and hallway
- New kitchen with extractor fan, hob and eye-level oven and space for washing machine, fridge/freezer and dishwasher
- Hallway with large storage cupboard with rail and shelf
- Balcony area by front door with space for a bench or plant pots
- Gas heated
- Constructed in 2009

Charges from 1 April 2026

Annual service charge

£8,998 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 B (rating 81)

Potential EPC band B (rating 81)

Dimensions

Total area 60 sqm

Living room

5.00m x 3.48m

16'5" x 11'5"

Kitchen

3.70m x 2.10m

12'2" x 6'11"

Bedroom 1

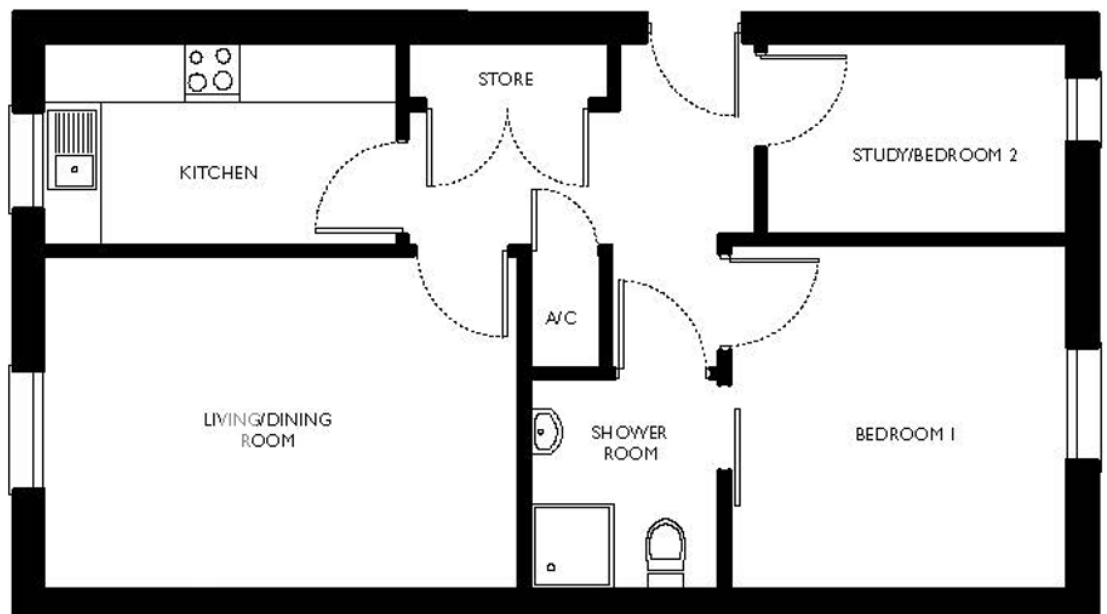
3.60m x 3.53m

11'10" x 11'7"

Bedroom 2

3.18m x 2.00m

10'5" x 6'7"



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.