



Sandford Station

ST MONICA TRUST

55 Hapil Close

**Two bedroom, first floor apartment
to have Juliette balcony installed**



Sandford, North Somerset BS25 5AA

£350,000 leasehold
(other charges apply)



St Monica Trust



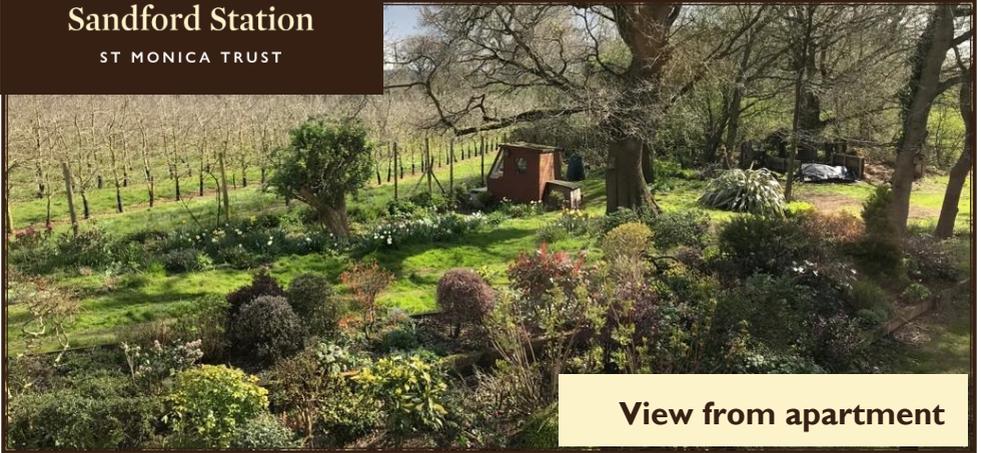
APPROVED
OPERATOR



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View from apartment

Specification

- South facing two bedroom first floor apartment, all on one level
- Situated in separate building at far end of Darlisette House
- Spacious living room to have Juliette balcony with French doors installed giving views towards the orchard and ability to 'let the outside in'
- Main bedroom with wardrobe and sliding door to ensuite
- Wet room style shower room; with door to hallway
- Kitchen with extractor fan, hob and eye level oven; space for washing machine and fridge/freezer
- Second bedroom
- Hallway with large storage cupboard with rail and shelf
- Balcony area by front door with space for bench and flower pots
- Gas heating
- To be redecorated and carpeted in 2026
- Constructed in 2009



Kitchen



Shower room

2025/2026 rates

Annual service charge

£8,626 single person per annum

£9,939 couple per annum

An annual boiler service charge and maintenance charge of £240

Council tax

Council Tax Band D

£2,266.39 per annum

Viewings

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

EPC

Current EPC Band B (Rating 81)

Potential EPC Band B (Rating 81)

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.

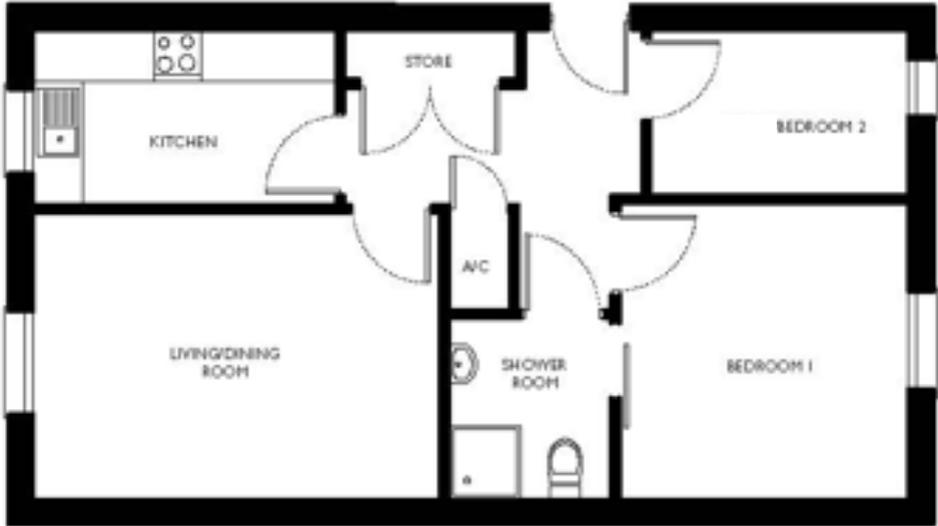


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Living room
5.00m x 3.48m
16'5" x 11'5"

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"

TOTAL AREA: 60 SQM

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



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