



Sandford Station

ST MONICA TRUST

56 Hapil Close

**Three bedroom first floor apartment
with balconies front and back**



Sandford, North Somerset BS25 5AA

£495,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Sandford, North Somerset BS25 5AA



View from living room balcony

Specification

- Spacious three bedroom first floor apartment in separate building at far end of Darlisette House
- Living room with French doors onto a west facing balcony giving lovely rural views
- Modern kitchen with eye-level oven, hob and extractor fan. Space for fridge/freezer, washing machine and slimline dishwasher
- Main bedroom with fitted wardrobe and sliding door to en-suite
- Modern shower room with shower screen and access to hallway
- Second smaller bedroom
- Internal stairs (with stairlift) to first floor which offers a good sized third bedroom with airing cupboard and two cupboards
- Second en-suite fitted with shower tray and enclosure
- Front balcony with room for a chairs/plant pots
- To be redecorated after marketing
- Gas heating
- Built in 2009



Kitchen



Shower room

2025/2026 rates

Service charge

£12,944 single person per annum

£14,878 couple per annum

Other costs

An annual boiler service and maintenance charge of £240

Council tax

Council Tax Band E

£2,770.05 per annum

Viewings

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

EPC

Current EPC Band B (Rating 82)

Potential EPC Band B (Rating 82)

Please note

This apartment is sold unfurnished. Dimensions shown are maximum. Certain particulars may vary, please check with our sales team.

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.

If you express an interest you may need to meet with the Village Manager immediately after your viewing appointment.

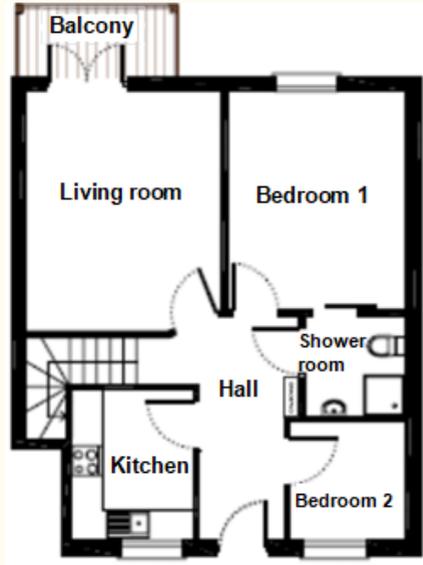


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Living room

4.80m x 3.89m

15'9" x 12'9"

Kitchen

2.93m x 2.40m

9'7" x 7'11"

Bedroom 1

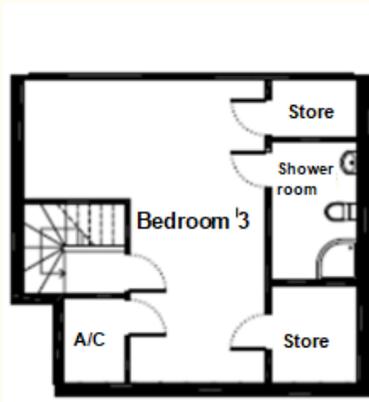
4.30m x 3.53m

14'1" x 11'7"

Bedroom 2

2.30m x 2.20m

7'7" x 7'3"



Bedroom 3

6.80m x 5.45m

22'4" x 17'10"

TOTAL: 113 SQM

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



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