



Sandford Station

ST MONICA TRUST

58 Hapil Close

One-bedroom apartment with garden



Sandford, North Somerset BS25 5AA



St Monica Trust

£350,000 leasehold
(other charges apply)



APPROVED
OPERATOR



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Garden

Specification

- West facing one bedroom ground floor apartment in building opposite the station
- Good sized living room with French doors into garden
- Doorway from living room to kitchen fitted with sliding door
- Brand new kitchen with eye level oven, hob and extractor. Space for washing machine, slimline dishwasher and fridge/freezer. Space for small table and chairs
- Bedroom with built-in wardrobe and sliding door to ensuite
- Shower room with door to hall
- Generous hallway, with storage cupboard housing gas boiler
- Countryside views from garden. Gated side-access to internal road
- Shared front balcony space
- Redecorated 2026
- Constructed in 2009



View from garden



New kitchen

Annual service charge

£8,988 single person per annum

£10,356 couple per annum

Viewings

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

Other costs

An annual boiler service charge and
maintenance charge of £250.08

Council tax

Council Tax Band C

£2,182.99 per annum

EPC -

Current EPC Band C (Rating 80)
Potential EPC Band C (Rating 80)

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 3.45m

16'5" x 11'5"

Kitchen

5.00m x 2.09m

16'5" x 6'10"

Bedroom

3.89m x 3.54m

12'9" x 11'8"

Shower room

2.39m x 2.00m

7'10" 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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