



Sandford Station

ST MONICA TRUST

6 Hapil Close

**One bedroom ground floor apartment in
Darlisette House with garden**



Sandford, North Somerset BS25 5AA



St Monica Trust

£305,000 leasehold
(other charges apply)



APPROVED
OPERATOR



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Specification

- One bedroom ground floor apartment in Darlisette House, close to central facilities.
- East facing living room with french doors opening onto a garden with path to gate
- Had new kitchen installed early 2025 with space for fridge/freezer, and washing machine. Fitted oven, hob and extractor fan.
- Bedroom with fitted wardrobe and sliding door to the ensuite shower room
- Had new shower room installed early 2025; door to hallway
- Airing cupboard with water tank in hallway
- Electric heating
- Built in 2009

Please note that this property has had little usage since its last refurbishment, so is being sold with carpets 'as are' (some furniture dents) and a touch-up of paintwork.



Kitchen



Shower room

Community fees

£8,626 single person per annum

£9,939 couple per annum

Viewings

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

Council tax

Council Tax Band C

£2,014.57 per annum

EPC:

Current EPC Band C (Rating 69)

Potential EPC Band B (Rating 83)

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.

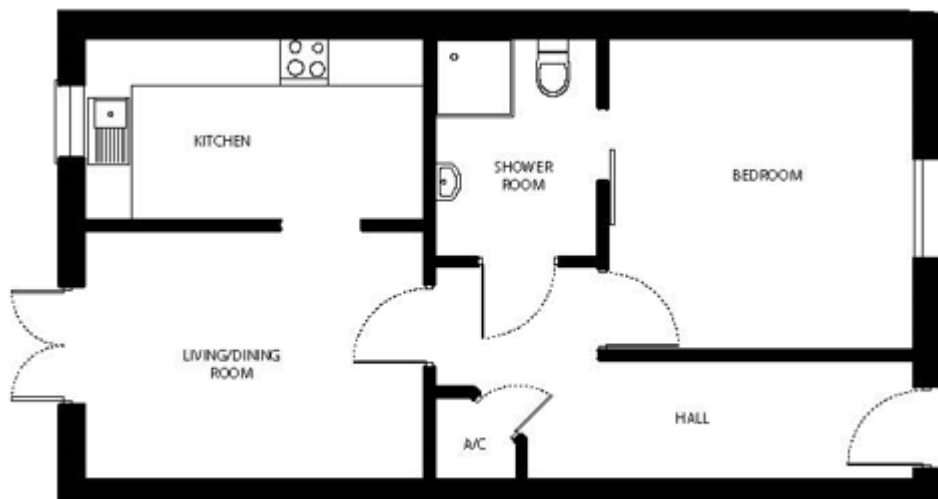


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Dimensions

Living/dining room	4.23m x 3.08m	13' 11" x 10' 2"
Kitchen	4.23m x 2.25m	13' 11" x 7' 5"
Bedroom	3.80m x 3.85m	12' 6" x 12' 8"
Shower room	2.05m x 2.70m	6' 9" x 8' 11"

TOTAL: 56 SQM

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



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