

SANDFORD STATION

WINSCOMBE, NORTH SOMERSET, BS25 5AA



8 HAPIL CLOSE £285,000 leasehold

(other fees may apply)

One-bedroom, ground-floor, east-facing apartment with garden.
Located in Darlisette House, close to main facilities.

PROPERTY SPECIFICATION



Parking



1 bedroom



1 shower room



Kitchen

- Living room with French doors onto garden
- Bedroom with fitted wardrobe and sliding door to brand new en-suite shower room
- New kitchen with integrated hob, eye-level oven and extractor fan. Space for a fridge/freezer, washing machine and dishwasher
- Fitted storage in hallway
- Constructed in 2009

Viewings

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



Sales Team 0117 949 4004
www.stmonicastrust.org.uk

Registered charity: 202151



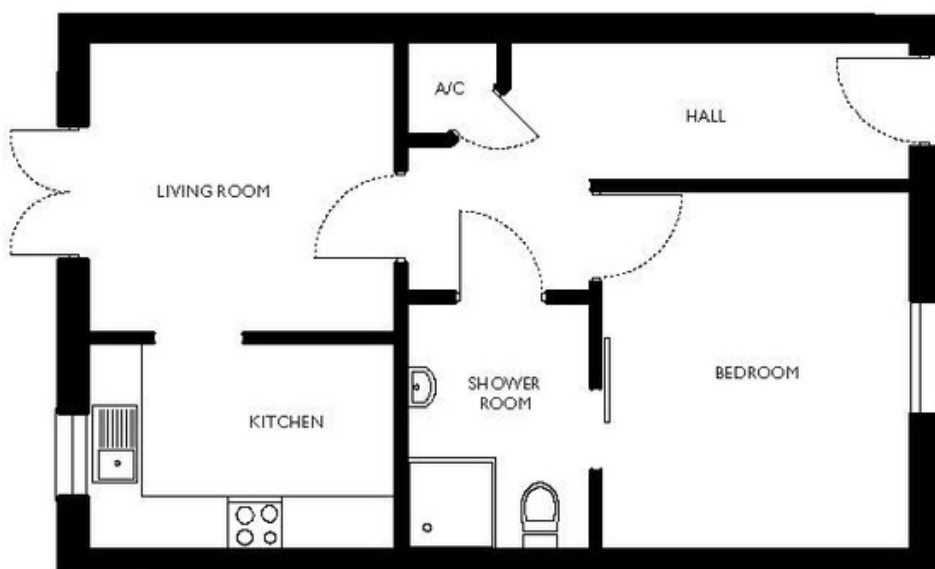
St Monica Trust



APPROVED
OPERATOR

8 Hapil Close, Sandford Station

Approx area 549 sq ft / 51 sq m



Dimensions

Living room	3.40m x 3.20m / 11'2" x 10'6"
Kitchen	3.40m x 2.25m / 11'2" x 7'5"
Bedroom	3.40m x 3.93m / 11'2" x 12'11"
Shower room	2.05m x 2.70m / 6'9" x 8'11"

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Floor plan produced by Energy Plus.

Annual service charge

£8,988 single person per annum

£10,356 couple per annum

Council tax

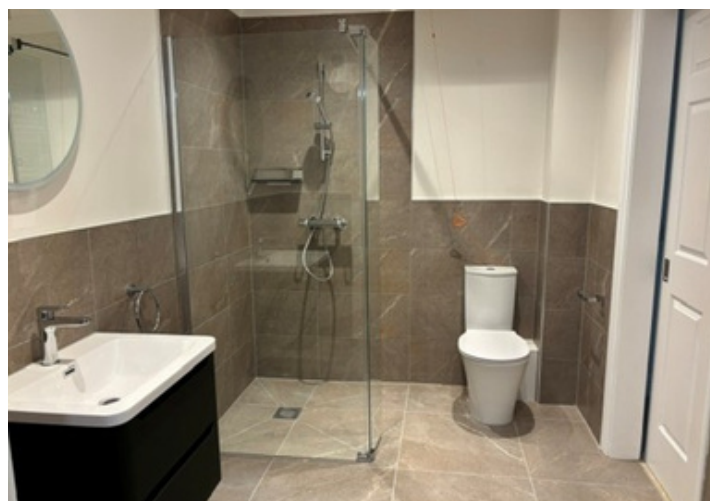
Council tax band C

£2,182.99 per annum

EPC

Current EPC band C (rating 71)

Potential EPC band B (rating 85)



Please note

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

St Monica Trust buys back all properties at the end of each ownership period. 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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