



92 Hapil Close

Three-bedroom first-floor apartment with balconies



Sandford, North Somerset BS25 5AA

£399,000 leasehold
(other charges apply)

Viewings

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





Sandford Station
ST MONICA TRUST

92 Hapil Close

Sandford, North Somerset BS25 5AA

Specification

- Large three-bedroom apartment located near village entrance
- Shared south-facing front balcony with room for a chair, giving far reaching views towards the hills and old railway station
- Main bedroom with fitted wardrobe and sliding door to en-suite
- Second smaller bedroom
- Living room with French doors onto rear balcony
- New kitchen with eye-level oven, hob and extractor fan and space for fridge/freezer, washing machine and slimline dishwasher
- Modern shower room with shower screen and access to hallway
- Second en-suite also newly refurbished with shower tray and enclosure
- Internal stairs (with stairlift) to first floor which offers good-sized third bedroom with airing cupboard and two cupboards
- Newly refurbished throughout
- Gas heating
- Built in 2009

Charges from 1 April 2026

Annual service charge

£11,730 single person per annum

£13,488 couple per annum

An annual boiler service charge and maintenance charge of £250.08

Council tax

Council tax band D

£2,455.85 per annum

EPC

Current EPC band B (rating 81)

Potential EPC band B (rating 82)



Dimensions

Total area 98 sqm

NB. Floorplan is mirror image

Living room

3.90m x 3.70m

12'10" x 12'2"

Kitchen

2.95m x 2.40m

9'9" x 7'11"



Bedroom 1

3.54m x 3.30m

11'7" x 10'10"

Bedroom 2

2.30m x 2.20m

7'7" x 7'3"

Bedroom 3

5.79m x 5.45m

19'0" x 17'11"

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.



St Monica Trust

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



APPROVED
OPERATOR