



Sandford Station

ST MONICA TRUST

17 Hapil Close

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



Sandford, North Somerset BS25 5AA



St Monica Trust

£270,000 leasehold
(other charges apply)



APPROVED
OPERATOR



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I7 Hapil Close

Sandford, North Somerset BS25 5AA



View from apartment

Specification

- One bedroom ground floor apartment in Darlisette House
- West facing living room with french doors opening onto a gravel garden, with gate to internal road
- To have a brand new kitchen installed with space for fridge/freezer, washing machine and dishwasher. Fitted oven, hob and extractor fan
- Bedroom with fitted wardrobe and sliding door to the ensuite shower room
- To have brand new shower room installed
- Airing cupboard with water tank in hallway
- To be fully refurbished in 2024 with wood effect flooring in hallway and kitchen.

Nb. The Trust is looking into removing the long wall between the kitchen and living room to create a larger open plan kitchen/living room. See floorplan



Example of new kitchen



Typical shower room

Community fees

£8,334 single person per annum

£9,603 couple per annum

Viewings

Please call the sales team

to book on **0117 949 4004**

Council tax

Council Tax Band C

£1,917.96 per annum

EPC

Current EPC Band C (Rating 73)

Potential EPC Band B (Rating 84)

Please note

This apartment is sold unfurnished. Dimensions shown are maximum.

Certain particulars may vary, please check with our sales team.

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

The seller receives back the original purchase price after deducting a reinstatement charge and any outstanding charges.

The reinstatement charge covers the costs of putting the apartment back into an 'as new' condition. The cost of the reinstatement varies from £3,000 to

£10,000 dependent on the size of the apartment and the level of redecoration required.

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

3.32m x 3.15m

10'9" x 10'4"

Kitchen

3.33m x 2.18m

10'9" x 7'2"

Bedroom

3.91m x 3.33m

12'10" x 10'9"

TOTAL

AREA

50 SQM

Proposed wall to be removed, subject to structural review

Please note, actual property layout is mirror image

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



St Monica Trust **ARCO**
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OPERATOR