



Sandford Station

ST MONICA TRUST

19 Hapil Close

**One bedroom ground floor apartment in
Darlisette House with small patio**



Sandford, North Somerset BS25 5AA

£299,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR

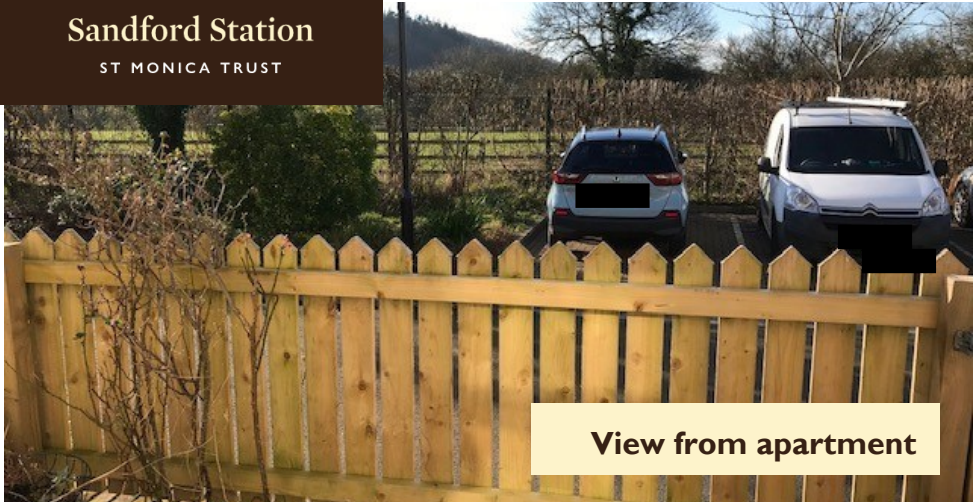


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View from apartment

Specification

- One bedroom ground floor apartment in Darlisette House
- West facing living room with french doors opening onto a small patio with gate to internal roadway
- To have a brand new kitchen installed with space for fridge/freezer, washing machine and slimline dishwasher. Will be fitted with eye-level oven, hob and extractor fan
- Bedroom with fitted wardrobe and sliding door to ensuite
- To have brand new shower room installed, with shower screen
- Airing cupboard with hot water tank and shelf over
- To be refurbished in 2025
- Built in 2009



Typical new kitchen



Typical shower room

Community fees

£8,626 single person per annum

£9,939 couple per annum

(At new 2025/2026 rates)

Council tax

Council Tax Band C

£1,917.96 per annum

(2024/2025 rate)

EPC

Current EPC - TBA (Was 66D)

Potential EPC - TBA (Was 66D)

Viewings

Thursday 13 March

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

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.

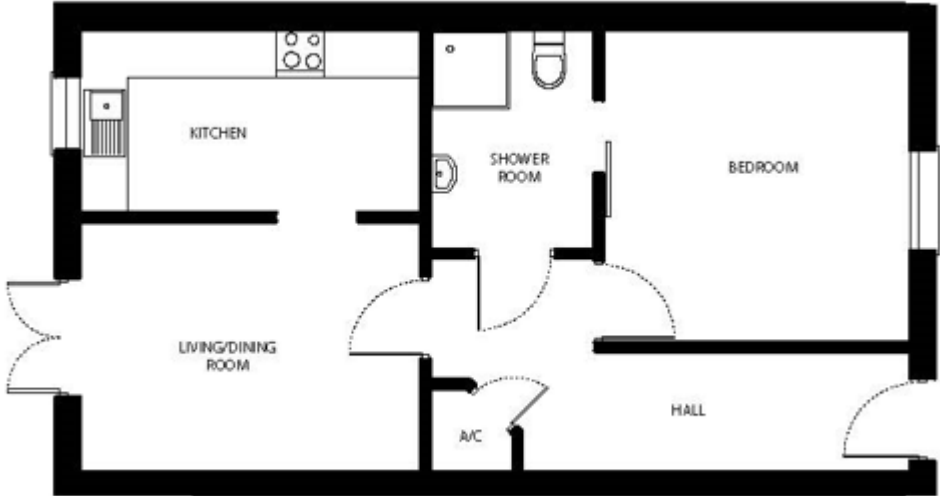


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19 Hapil Close layout is mirror image

Living room

4.23m x 3.08m

13'11" x 10'2"

Kitchen

4.23m x 2.25m

13'11 x 7'5"

Bedroom I

3.85m x 3.80m

12'8" x 12'6"

TOTAL

56 SQM

To unsubscribe please telephone

0117 949 4004 or email

sales.team@stmonicatrust.org.uk



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