



Sandford Station

ST MONICA TRUST

31 Hapil Close

**One bedroom first floor apartment in
Darlissette House - to have Juliette balcony installed**



Sandford, North Somerset BS25 5AA

£265,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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View from apartment

Specification

- First floor apartment situated in Darlisette House giving under-cover access to the central facilities, including restaurant
- East facing apartment with living room overlooking gardens; to have french doors and Juliet balcony installed
- Master bedroom with built in wardrobe and sliding door to en-suite shower room
- To have new shower room with shower screen
- To have new kitchen fitted with integrated hob, eye level oven, extractor fan and space for fridge/freezer and washing machine
- Generous hallway with airing cupboard
- Constructed in 2009
- To be refurbished June 2024

Nb. The Trust has plans to remove 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 72)

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

Wall to be removed, subject to structural review

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



St Monica Trust **ARCO**
APPROVED OPERATOR