



**Sandford Station**

ST MONICA TRUST

## **34 Hapil Close**

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



Sandford, North Somerset BS25 5AA



St Monica Trust

**£265,000 leasehold**  
**(other charges apply)**



APPROVED  
OPERATOR

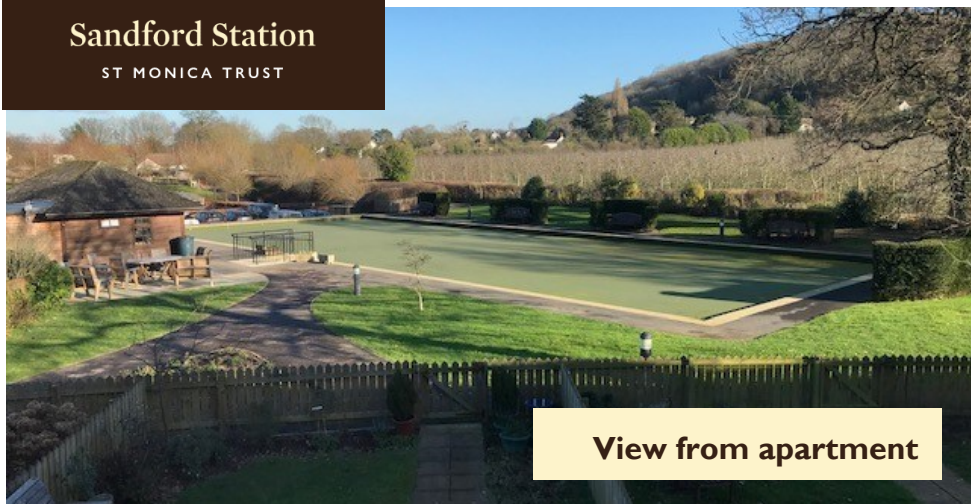


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**View from apartment**

### **Specification**

- First floor apartment situated in Darlisette House giving under-cover access to the central facilities, including Pullman Cafe
- East facing apartment with living room looking towards the bowling green. To have french doors and Juliet balcony installed and wall adjoining kitchen removed to create an open plan space
- To have new kitchen fitted with integrated hob, eye level oven, extractor fan and space for fridge/freezer and washing machine
- Master bedroom with built in wardrobe and sliding door to en-suite shower room
- To have new shower room with shower screen
- Generous hallway with airing cupboard
- Constructed in 2009
- To be refurbished in 2025

**This will fall under the terms of the St Monica Trust updated lease**



**Example of Juliette balcony**



**Example of open plan living**

### **Service charge**

£8,626 single person per annum

£9,939 couple per annum

### **Council tax**

Council Tax Band C

£2,014.57 per annum

### **Viewings**

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

### **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.

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.

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

NB. Floorplan shown is a mirror image of 34 Hapil Close

Wall to be removed, to create open plan kitchen/living room

To unsubscribe please telephone  
**0117 949 4004** or email  
**[sales.team@stmonicastrust.org.uk](mailto:sales.team@stmonicastrust.org.uk)**



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