



**Sandford Station**

ST MONICA TRUST

## **40 Station Road**

**One bedroom ground floor apartment with garden**



Sandford, Bristol BS25 5AB

**£250,000 leasehold**  
**(other charges apply)**



St Monica Trust



APPROVED  
OPERATOR



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**Garden**

### **Specification**

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- South-west facing living room with French doors opening to patio and garden with gate
- Bedroom with built-in wardrobe
- To have new kitchen fitted with hob, extractor fan and eye level oven. Space for fridge/freezer, dishwasher and washing machine
- To have new en-suite shower room with Jack and Jill access to hallway
- To be refurbished in 2023
- Constructed in 2009
- Shared ownership option available
- Awaiting grant of probate



**View from living room**



**Typical new shower**

## Community fee

£7,892 single person pa

£9,094 couple pa

Council Tax Band C £1,830.83 pa

Current EPC Band C (Rating 80)

Potential EPC Band C (Rating 80)

## Viewing dates

Please call the sales team  
to book **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.

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.



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### **Living room**

5.00m x 3.49m

16'5" x 11'5"

### **Kitchen**

5.00m x 2.10m

16'5" x 6'10"

### **Bedroom**

3.90m x 3.54m

12'9" x 11'8"

### **Shower Room**

2.40m x 2.00m

7'10" x 6'7"

### **TOTAL AREA**

**60 SQM**

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



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