



Sandford Station

ST MONICA TRUST

44 Hapil Close

**Three bedroom first floor apartment in
Darlissette House with Juliette balcony**



Sandford, North Somerset BS25 5AA



St Monica Trust

£450,000 leasehold
(other charges apply)



APPROVED
OPERATOR



Sandford Station

ST MONICA TRUST

44 Hapil Close

Sandford, North Somerset BS25 5AA



View from apartment

Specification

- Three bedroom first floor apartment in Darlisette House
- Living room with French doors opening to Juliette balcony giving west facing views
- Kitchen replaced in 2023, fitted with eye-level oven, extractor fan and hob. Space for fridge/freezer, washing machine and slimline dishwasher. Space for table and chairs
- Main bedroom with fitted wardrobe and sliding door to en-suite
- Shower room updated in 2023 with concertina shower screen
- Second smaller bedroom
- Internal stairs (with stairlift) to first floor which offers a good sized third bedroom with airing cupboard and another deep cupboard
- Second en-suite with shower enclosure and vanity unit
- To be redecorated and recarpeted in 2025
- Built in 2009

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



Kitchen



Shower room

Service charge

£11,257 single person per annum
£12,944 couple per annum

Viewings

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

Council tax

Council Tax Band D
£2,266.39 per annum

EPC

Current EPC Band D (Rating 65)
Potential EPC Band B (Rating 81)

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.

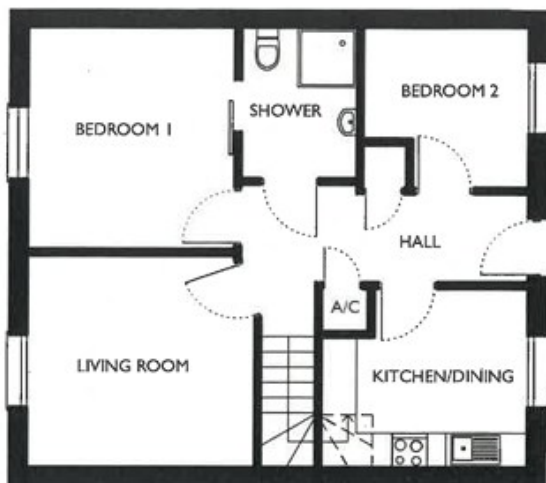


Sandford Station

ST MONICA TRUST

44 Hapil Close

Sandford, North Somerset BS25 5AA



Living room

3.90m x 3.65m

12'10" x 12'0"

Kitchen

3.55m x 3.10m

11'8" x 10'2"

Bedroom 1

3.55m x 3.83m

11'8" x 12'7"

Bedroom 2

2.85m x 2.75m

9'4" x 9'1"

Bedroom 3

4.88m x 4.20m

16'0" x 13'10"

TOTAL

98 SQM



NB. No. 44
is mirror image

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



St Monica Trust APPROVED
OPERATOR

