



**Sandford Station**

ST MONICA TRUST

## **53 Hapil Close**

**Two bedroom ground floor apartment with garden**



Sandford, Bristol BS25 5AA

**£330,000 leasehold**  
**(other charges apply)**



St Monica Trust



APPROVED  
OPERATOR



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### Specification

- West facing ground floor apartment located in the separate building at the far end of the village, close to Darlisette House
- Good sized living room with French doors onto patio
- Enclosed garden with access gate to internal path. Close to Strawberry Line
- Front door leads onto small south east facing patio area
- Main bedroom has fitted wardrobe and sliding door to ensuite
- To have new ensuite shower room installed, with second door into hallway
- To have new kitchen installed with extractor fan, hob and eye-level oven. Space for fridge/freezer and washing machine
- Second bedroom suitable for single bed or study/hobby space
- To be refurbished 2024
- Constructed in 2009



**Example shower room**



**Example kitchen**

## **Fees and other charges**

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£8,334 single person pa

£9,603 couple pa

Council Tax Band D £2,157.70pa

***Rates until 1 April 2025***

## **Viewing dates**

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Please call the sales team  
to book **01 17 949 4004**

## **EPC band**

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Current EPC Band C (Rating 69)

Potential EPC Band C (Rating 72)

### **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**  
5.80m x 3.89m  
19'0" x 12'9"

**Kitchen**  
2.93m x 2.40m  
9'7" x 7'11"

**Bedroom 1**  
4.30m x 3.53m  
14'1" x 11'7"

**Bedroom 2**  
2.30m x 2.20m  
7'7" x 7'3"

**Total 64 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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