



**Sandford Station**

ST MONICA TRUST

## **61 Hapil Close**

**One bedroom apartment with landscaped garden**



Sandford, North Somerset BS25 5AA



St Monica Trust

**£350,000 leasehold**  
**(other charges apply)**



APPROVED  
OPERATOR



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**Garden**

### Specification

- West facing one bedroom ground floor apartment opposite the train
- Good sized living room with french doors into the garden and doorway through to kitchen
- Kitchen to be 'sold as seen' with cherry effect units and pale work-top, eye level oven, hob and extractor. Space for washing machine, fridge freezer and small table
- Bedroom with built-in wardrobe and sliding door to ensuite
- Shower room 'sold as seen' with shower screen and door to hall
- Generous hallway with storage cupboard housing gas boiler
- Beautifully landscaped back garden with access gate to internal road
- Shared front balcony space
- To be redecorated and carpeted, having vinyl flooring in hallway
- Constructed in 2009

*Awaiting grant of probate*



**Kitchen**



**Shower room**

### **Annual service charge**

£8,626 single person per annum

£9,939 couple per annum

### **Viewings**

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

### **Other costs**

An annual boiler service charge  
and maintenance charge of £240

### **Council tax**

Council Tax Band C

£2,014.57 per annum

### **EPC - expired**

Was EPC Band B (Rating 84)  
Potential EPC Band B (Rating 85)

#### **Please note**

This apartment is sold unfurnished. Dimensions shown are maximum. Certain particulars may vary, please check with our sales team.

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.

#### **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.



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## Living room

5.00m x 3.45m

16'5" x 11'5"

## Kitchen

5.00m x 2.09m

16'5" x 6'10"

## Bedroom

3.89m x 3.54m

12'9" x 11'8"

## Shower room

2.39m x 2.00m

7'10" x 6'7"

## TOTAL

**AREA:**

**60 SQM**

NB. 61 Hapil Close layout is mirror image

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



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