



Sandford Station

ST MONICA TRUST

70 Hapil Close

Two bedroom first floor duplex apartment



Sandford, North Somerset BS25 5AA

£395,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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Specification

- Spacious first floor two bedroom duplex property
- South facing living room with French doors giving views towards the old station from the Juliette balcony
- Main bedroom with built in wardrobe and sliding door to ensuite shower room
- Ensuite also has door back to hallway. To be refurbished 2024
- Kitchen to be fitted with hob, eye level oven and extractor fan with space for washing machine, fridge/freezer and dishwasher
- Second bedroom in attic with built in wardrobe and second ensuite shower room
- Shared front balcony
- To be refurbished in 2024 including new kitchen
- Constructed in 2009



Typical main ensuite



View from front balcony

Community fees

£9,603 single person per annum

£10,876 couple per annum

Viewings

Please call the sales team

to book on **0117 949 4004**

Council tax

Council Tax Band D

£2,157.70 per annum

EPC

Current EPC Band C (Rating 80)

Potential EPC Band C (Rating 80)

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.

If you express an interest you may need to meet with the Village Manager immediately after your viewing appointment.

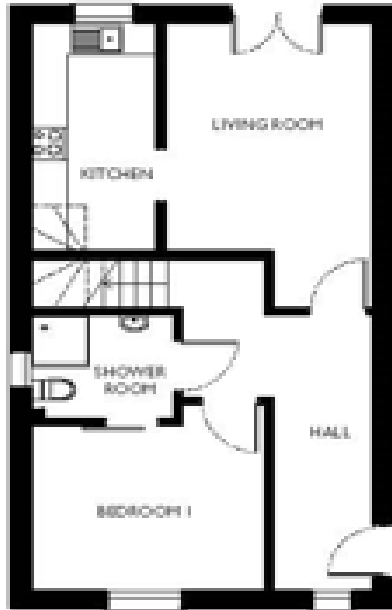


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Living room

4.35m x 3.49m

14'3" x 11'6"

Kitchen

4.35m x 2.10m

14'3" x 6'10"

Bedroom 1

3.89m x 3.14m

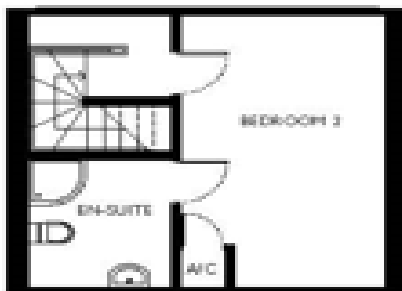
12'9" x 10'4"

Bedroom 2

5.35m x 3.28m

17'1" x 10'9"

ATTIC FLOOR



TOTAL

AREA:

90 SQM

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



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