



Sandford Station

ST MONICA TRUST

86 Hapil Close

One bedroom apartment with modern kitchen



Sandford Bristol BS25 5AA

£225,000 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR



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86 Hapil Close

Sandford, Bristol BS25 5AA



Newly refurbished residents lounge

Specification

- Living room with French doors onto patio area
- Modern kitchen with integrated hob, oven and extractor fan. Breakfast bar. Built in microwave and fridge/freezer, space for washing machine
- Bedroom with built in wardrobe
- To have new en-suite shower with door to hall
- Good sized hallway with storage cupboard
- To be refurbished 2024
- Built in 2009



Example of new kitchen



Example of new shower

Community Fee and EPC

£8,334 single person pa 2024/25
 £9,603 couple pa 2024/25
 Council Tax Band C £1,830.83pa
 (2023/24 rates)
 Current EPC Band D (Rating 79)
 Potential EPC Band D (Rating 79)

Viewings

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.

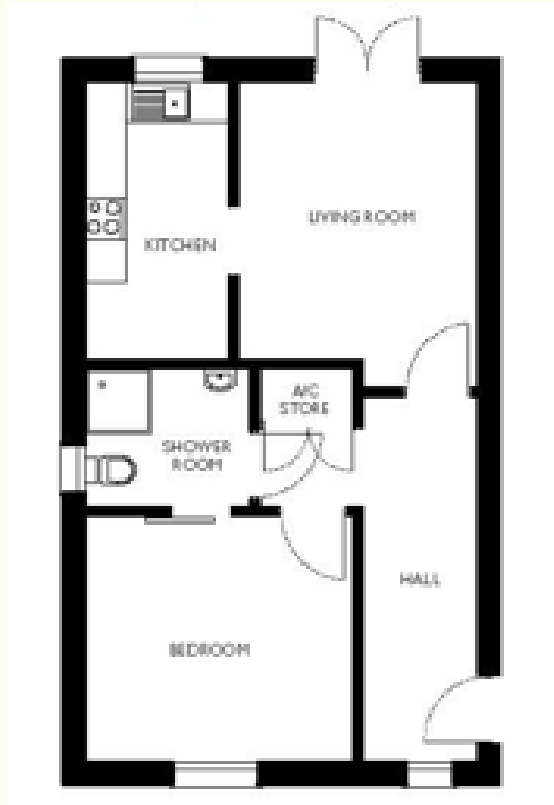


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Cote Lane, Bristol BS25 5AA



Total
55 SQM

Living room
4.00m x 3.48m
13'1" x 11'5"

Kitchen
4.00m x 2.09m
13'1" x 6'10"

Bedroom 1
3.89m x 3.53m
12'9" x 11'8"

Shower Room
2.39m x 2.00m
7'10" x 6'7"

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



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