



Sandford Station

ST MONICA TRUST

89 Hapil Close

One bedroom apartment with patio



Sandford, North Somerset BS25 5AA

£255,000 leasehold
(other charges apply)



St Monica Trust



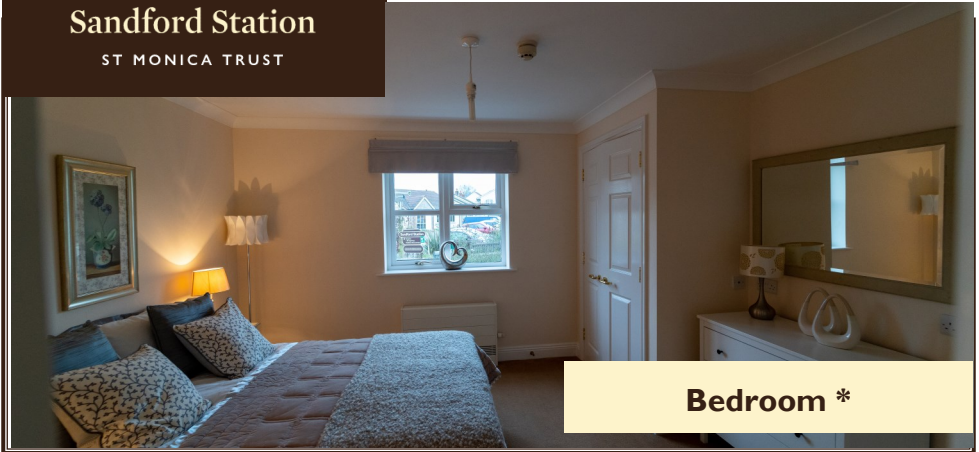
APPROVED
OPERATOR



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Specification

- One bedroom apartment located near the main site entrance gate
- Living room with French doors onto patio.
- Main bedroom with fitted wardrobe and sliding door to ensuite
- Shower room to be refurbished and retiled
- Kitchen to be updated with white units and grey worktop. Extractor fan, hob and eye level oven provided. Space for washing machine, fridge/freezer and slimline dishwasher
- Good sized hallway with double cupboard
- Shared south facing covered patio space at front
- Constructed in 2009
- To be repainted and carpeted after marketing; to have vinyl flooring installed in the hallway

*Property is sold unfurnished



Example shower room



Patio

Community fees

£8,334 single person per annum

£9,603 couple per annum

Council tax

Council Tax Band C

£1,917.96 per annum

EPC

Current EPC Band C (Rating 80)

Potential EPC Band C (Rating 80)

Viewings

Please call the sales team
to book on **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.

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

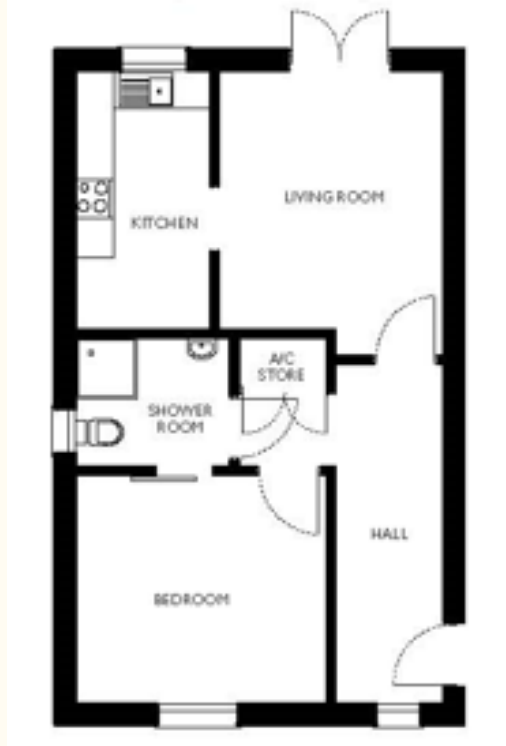


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NB. 89 Hapil Close is mirror image

Living room	Kitchen	Bedroom I	TOTAL 55 SQM
3.94m x 3.43m	3.94m x 2.00m	3.83m x 3.48m	
12'11" x 11'3"	12'11" x 6'7"	12'7" x 11'5"	

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



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