



**Sandford Station**

ST MONICA TRUST

## **92 Hapil Close**

**Three bedroom first floor apartment with balcony**



Sandford, North Somerset BS25 5AA



St Monica Trust

**£399,000 leasehold**  
**(other charges apply)**



APPROVED  
OPERATOR



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### Specification

- Three bedroom first floor apartment near entrance gate
- Living room with French doors onto a private rear balcony
- Shared south facing front balcony
- To have a brand new kitchen installed with space for fridge/freezer and washing machine. Will be fitted with eye-level oven, hob and extractor fan
- Main bedroom with fitted wardrobe and sliding door to en-suite
- To have brand new shower room, with shower screen
- Second smaller bedroom
- Internal stairs (with stairlift) to first floor which offers a good sized third bedroom with airing cupboard and two wardrobe/cupboards
- Second en-suite to be refurbished with shower tray and enclosure
- To be refurbished in 2025
- Built in 2009

**This will fall under the terms of the St Monica Trust updated lease**



**Typical new kitchen**



**Typical shower room**

### **Service charge**

£11,257 single person per annum

£12,944 couple per annum

**(Rates for 2025/2026)**

### **Viewings**

Please call the sales team

to book on **0117 949 4004**

### **Council tax**

Council Tax Band D

£2,266.39 per annum

**(Rate for 2025/2026)**

### **EPC**

Current EPC Band B (Rating 81)

Potential EPC Band B (Rating 82)

#### **Please note**

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

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.

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

3.90m x 3.70m

12'10" x 12'2"

## Kitchen

2.95m x 2.40m

9'9" x 7'11"

## Bedroom 1

3.54m x 3.30m

11'7" x 10'10"

## Bedroom 2

2.30m x 2.20m

7'7" x 7'3"

## Bedroom 3 (max)

5.79m x 5.45m

19'0" x 17'11"

**TOTAL: 98 SQM**



NB. 92 Hapil Close 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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