



**Sandford Station**

ST MONICA TRUST

**93 Hapil Close**

**One bedroom first floor apartment**



Sandford, North Somerset BS25 5AA



St Monica Trust

**£245,000 leasehold**  
**(other charges apply)**



APPROVED  
OPERATOR

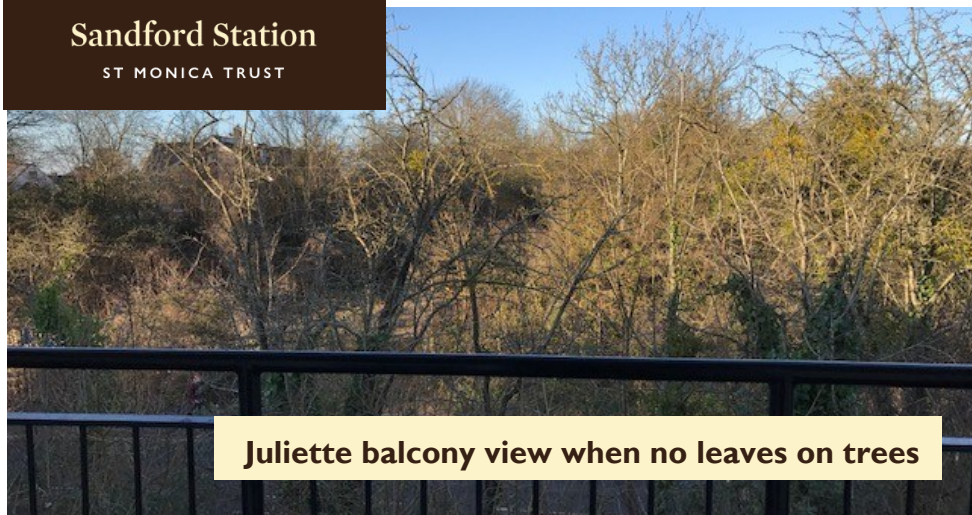


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**Juliette balcony view when no leaves on trees**

### **Specification**

- One bedroom first floor apartment near entrance gate with lift and stairs in block to reach your front door
- Living room with French doors and Juliette balcony giving views onto tops of trees
- Shared south facing front balcony where you could put a chair to sit
- 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. Space for a small table and chairs
- Good size main bedroom with fitted wardrobe and sliding door to en-suite
- To have brand new shower room, with shower screen
- Good size hallway with room for dresser or desk
- Airing cupboard in hall housing brand new gas boiler and giving extra storage space
- To be refurbished in 2025
- Built in 2009

**Awaiting grant of probate**



**Typical new kitchen**



**Typical new shower room**

### **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 and maintenance charge of £240

### **EPC**

Current EPC Band C (Rating 78)

Potential EPC Band C (Rating 78)

### **Council tax**

Council Tax Band C

£2,014.57 per annum

#### **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**

4.00m x 3.48m

13'1" x 11'5"

### **Kitchen**

4.00m x 2.09m

13'1" x 6'10"

### **Bedroom**

3.89m x 3.53m

12'9" x 11'8"

### **Shower Room**

2.39m x 2.00m

7'10" x 6'7"

### **TOTAL**

**55 SQM**

NB. 93 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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