



St Monica Trust

12 HAPIL CLOSE

SANDFORD, WINSCOMBE, BS25 5AA

£330,000 Leasehold (other charges apply)

GROUND FLOOR TWO BEDROOM APARTMENT WITH GARDEN



VIEW AND GARDEN

- ◆ Spacious apartment with garden overlooking the bowling green and apple orchards
- ◆ Living room with French doors opening onto east facing patio and private garden
- ◆ Master bedroom with fitted storage and en-suite shower room

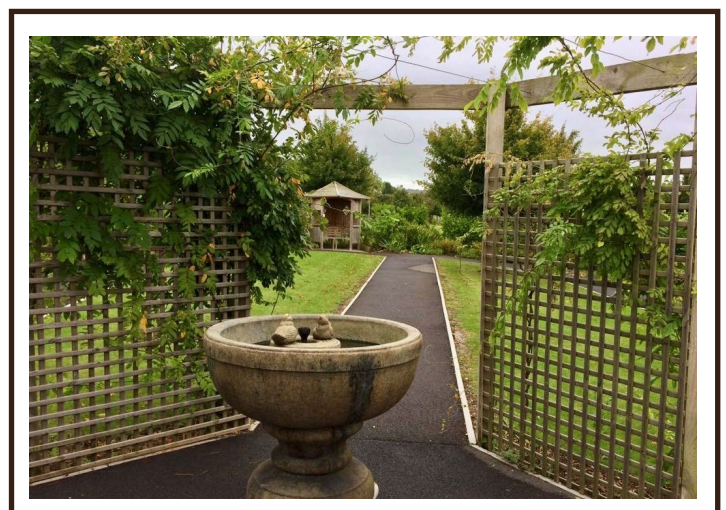


KITCHEN

- ◆ Second bedroom with fitted storage
- ◆ Kitchen fitted with integrated hob, oven and extractor fan
- ◆ Built in 2009 and newly redecorated throughout with new carpets



BEDROOM



COMMUNAL GARDENS

Community Fee £7,729 single pa / £8,753 couple pa | Council Tax Band D £2,163.65 pa

Current EPC Band D (Rating 67) | Potential EPC Band B (Rating 81)

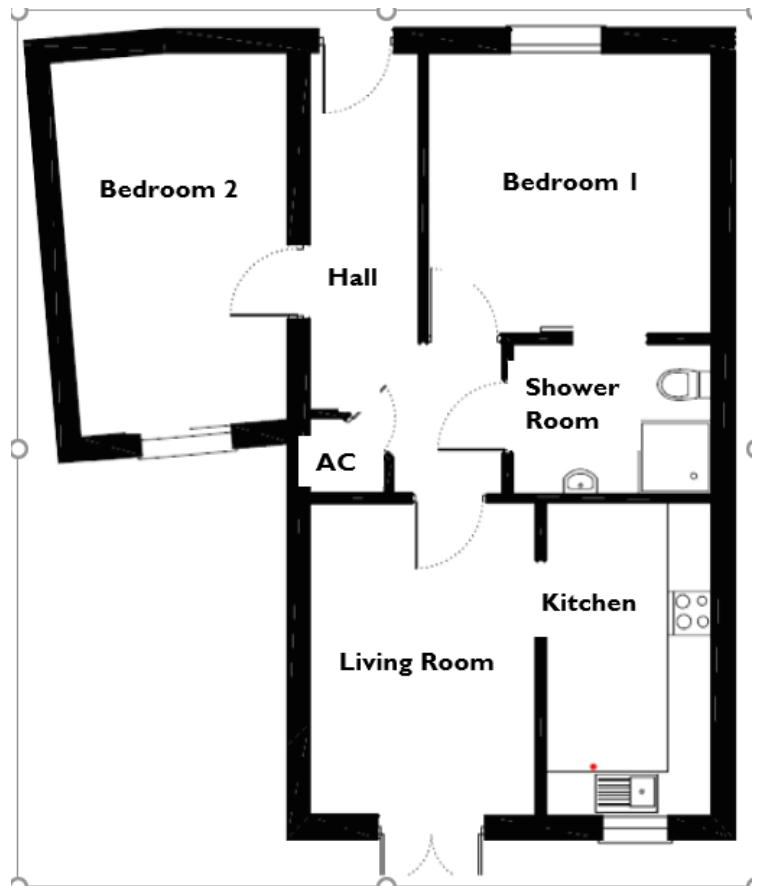
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Dimensions

Living room	4.14m x 3.04m	13'7" x 9'11"
Kitchen	4.14m x 2.18m	13'7" x 7'2"
Bedroom 1	3.78m x 3.73m	12'9" x 12'3"
Bedroom 2	4.95m x 2.92m	16'3" x 9'7"

TOTAL AREA: 76 SQM

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



A reinstatement charge is applied to the capital payment returned on surrender of the apartment. This is to put the apartment back into the 'as new' condition in which it was received. 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 Retirement Community Manager as part of the allocations process. This will be booked at a time convenient to you.

PLEASE CALL THE SALES TEAM TO BOOK A VIEWING

0117 949 4004

To unsubscribe

email sales.team@stmonicastrust.org.uk

or call 0117 949 4004



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