



St Monica Trust

**29 HAPIL CLOSE**

**STATION ROAD, SANDFORD, WINSCOMBE, BS25 5AA**

**£290,000 leasehold (other charges apply)**

## FIRST FLOOR TWO BED APARTMENT



**POSITION OF APARTMENT**

- ◆ East facing apartment in Darlisette House
- ◆ Close to facilities
- ◆ Living room with pleasant views over grounds
- ◆ Bright kitchen off living room



**VIEW FROM LIVING ROOM**

- ◆ Master bedroom with en-suite shower room
- ◆ Large second attic bedroom with en-suite shower room
- ◆ Built in 2009
- ◆ Redecorated in 2021



**KITCHEN**



**RESTAURANT**

**Community Fee £8,198 single pa / £9,278 couple pa | Council Tax Band D £1,958.56 pa**

**Current EPC Band D (Rating 68) | Potential EPC Band B (Rating 82)**

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## Dimensions

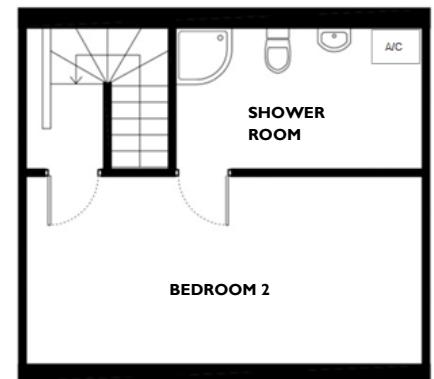
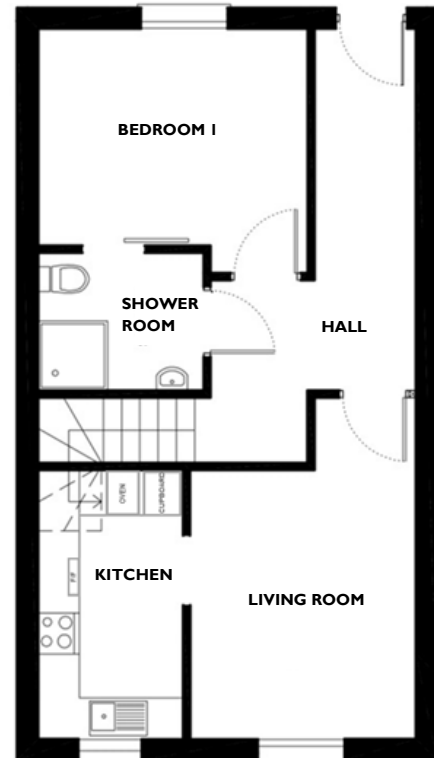
Living room	3.83m x 3.22m	12'7" x 10'7"
Kitchen	3.83m x 2.06m	12'7" x 6'9"
Bedroom 1	3.78m x 3.10m	12'5" x 10'7"
Bedroom 2	6.19m x 3.02m	20'4" x 9'11"

## TOTAL AREA: 85 SQM

**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 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**

please telephone as above

or email [sales.team@stmonicastrust.org.uk](mailto:sales.team@stmonicastrust.org.uk)



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