



St Monica Trust

29 HAPIL CLOSE

STATION ROAD, SANDFORD, WINSCOMBE, BS25 5AA

£300,000 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 £7,729 single pa / £8,753 couple pa | Council Tax Band D £1,894.99 pa

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

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Dimensions

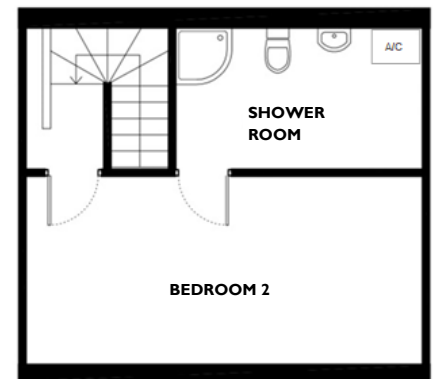
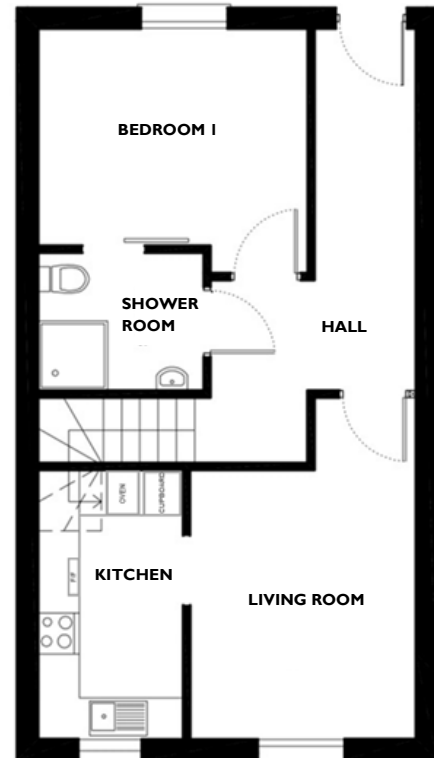
Living room	3.83m x 3.22m	12'7" x 10'7"
Kitchen	3.83m x 2.06m	12'7" x 6'9"
Bedroom 1	3.78m x 3.10m	12'5" x 10'7"
Bedroom 2	6.19m x 3.02m	20'4" x 9'11"

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



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