



St Monica Trust

36 HAPIL CLOSE

SANDFORD, WINSCOMBE, BS25 5AA

£295,000 leasehold (other charges apply)

TWO BED FIRST FLOOR APARTMENT



POSITION OF APARTMENT

- ◆ East facing apartment in Darlisette House
- ◆ Living room with views over gardens towards bowling green
- ◆ Kitchen fitted with integrated hob, oven, extractor fan and space for under counter fridge/freezer and washing machine

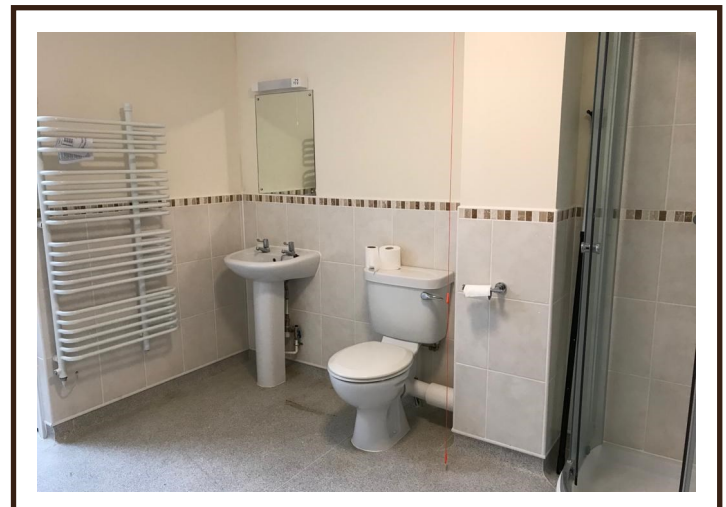


VIEW FROM APARTMENT

- ◆ Master bedroom with en-suite shower room
- ◆ Second attic bedroom with stairlift, en-suite shower room and storage
- ◆ Built in 2009
- ◆ Redecorated in 2021



KITCHEN



UPSTAIRS SHOWER ROOM

Community Fee £8,193 single pa / £9,278 couple pa | Council Tax Band D £1,958.56 pa

Current EPC Band D (Rating 65) | Potential EPC Band B (Rating 81)

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Dimensions

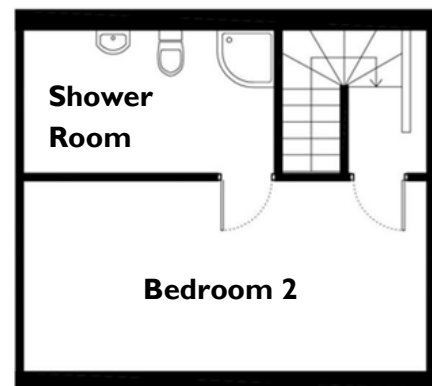
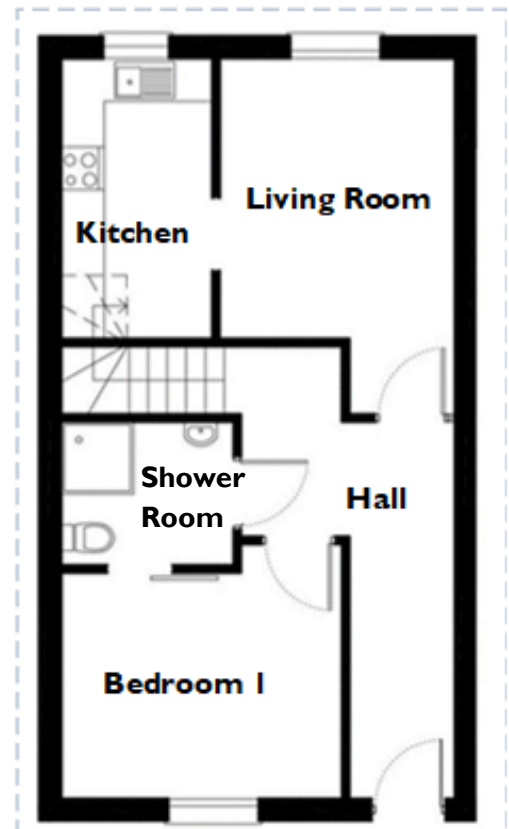
Living room	3.83m x 3.22m	12'7" x 10'7"
Kitchen	3.83m x 2.06m	12'7" x 6'9"
Bedroom 1	3.78m x 3.10m	12'5" x 10'7"
Bedroom 2	6.19m x 3.02m	20'4" x 9'11"

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 Village Manager as part of the allocations process. This will be booked at a time convenient to you.



PLEASE CALL THE SALES TEAM TO BOOK TO VIEW

0117 949 4004

To unsubscribe

please telephone as above

or email sales.team@stmonicastrust.org.uk



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