



St Monica Trust

Delivering well-being

38 Hapil Close

Sandford Station, Winscombe BS25 5AA



For Sale £375,000 Leasehold 125 years

Three bedroom first floor duplex apartment

Built in 2009, this three-bedroom apartment is located on the first floor of Darlisette House. The living room has views towards the hills and there are two storage cupboards in the hall. There are two bedrooms on this floor; the master having an en-suite shower room with access to the hall. The kitchen is fitted with a hob and extractor fan as well as an integrated eye level oven. There is space for a washing machine and fridge/freezer. The larger, third bedroom is in the attic and has a spacious en-suite shower room and good cupboard storage.

- Community Fee*: £8,416pa single
£9,678pa couple (*until 31 March 2021)
- Council Tax (2020/21):
£1,807.11pa (Band D)

Energy Efficiency Rating

The current energy efficiency rating for this property is Band D (rating 65). The potential energy efficiency rating is Band B (rating 81). The full EPC is available upon request.

Tel: 0117 949 4000
info@stmonicastrust.org.uk

Registered Charity 202151

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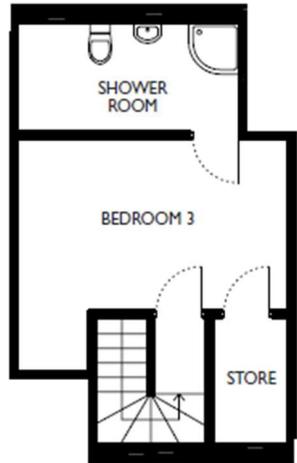
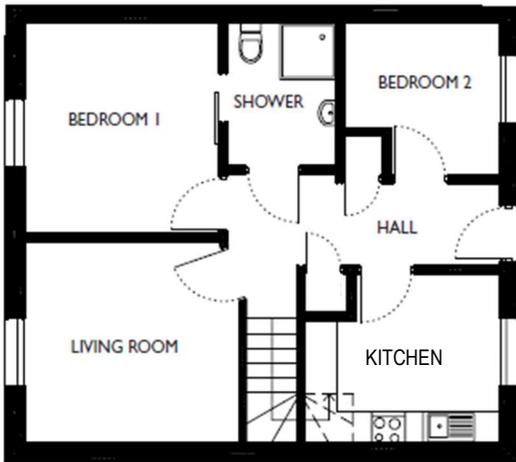
A reinstatement charge is applied to the capital payment returned on surrender of the apartment. This is to put the apartment back into the 'as new' condition in which it was received. The cost of reinstatement varies from £3,000 to £10,000 dependent on the size of the apartment to be redecorated and also the level of decoration 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 once we have received your form.

If you would prefer to receive this information by email, please let us know by emailing the team at sales.team@stmonicastrust.org.uk, quoting your surname and postcode in the subject field.

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Dimensions†

Living room	3.86m x 3.58m	12'8" x 11'9"
Kitchen	3.48m x 3.02m	11'5" x 9'11"
Bedroom 1	3.76m x 3.48m	12'4" x 11'5"
Bedroom 2	2.76m x 2.69m	9'1" x 8'10"
Bedroom 3	4.75m x 3.02m	15'7" x 9'11"

†Maximum dimensions

The plan drawings are not to scale and are based on the original plans. All measurements quoted are approximate and are provided for informational purposes only. Exact specifications, external finishes, window styles, and whether an apartment is right or left-handed may differ from plot to plot. For further details of a property, please contact the sales team on 0117 949 4004.



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