



St Monica Trust

**39 HAPIL CLOSE**

**SANDFORD, WINSCOMBE, BS25 5AA**

**£375,000 Leasehold (other charges apply)**

## FIRST FLOOR DUPLEX THREE BED APARTMENT



**POSITION OF APARTMENT**

- ◆ West facing apartment in Darlisette House
- ◆ Living room with views towards farmlands
- ◆ First bedroom with en-suite shower toom
- ◆ Second bedroom/study
- ◆ Large third bedroom in attic with en-suite shower room and storage



**VIEW FROM APARTMENT**

- ◆ Kitchen fitted with integrated hob, oven, extractor fan and space for fridge/freezer and washing machine
- ◆ Built in 2009
- ◆ To be redecorated in 2021



**KITCHEN**



**RESTAURANT**

**Community Fee £8,753 single pa / £10,065 couple pa | Council Tax Band D £1,894.99 pa**

**Current EPC Band D (Rating 65) | Potential EPC Band C (Rating 80)**

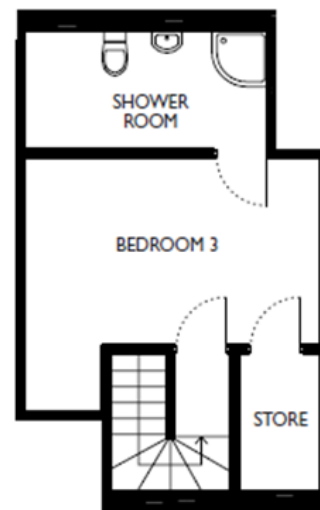
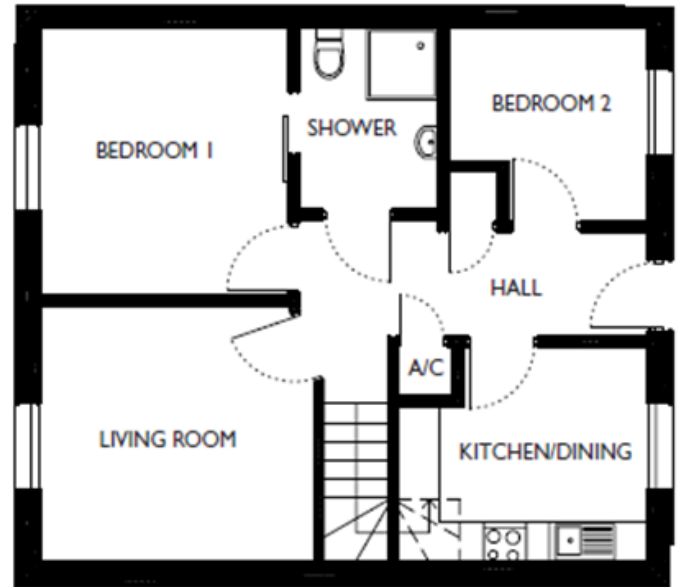
## Dimensions

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"

**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.



**TOTAL AREA: 98 SQM**

**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)

