

February 2020

AVAILABLE
— NOW —

40 Hapil Close

Sandford Station, Winscombe BS25 5AA



St Monica Trust



For Sale £190,000 Leasehold 125 years

One bedroom first floor Darlisette House apartment

Built in 2009, this one bedroom, west-facing apartment is located on the first floor of Darlisette House with lovely views out over the countryside. There is a good size bedroom with en-suite shower room, the living room leads onto the kitchen and the hallway has a built in airing cupboard. The kitchen has room for a small table and chairs and is fitted with a hob, extractor fan and integrated eye level oven.

- Community Fee*: £6,202pa single
£7,146pa couple (*until 31 March 2020)
- Council Tax (2019/20):
£1,545.82pa (Band C)

Energy Efficiency Rating

The current energy efficiency rating for this property is Band C (rating 73). The potential energy efficiency rating is Band B (rating 84). 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 £1500 to £5000 dependent on the size of the apartment to be redecorated and also the level of decoration required.

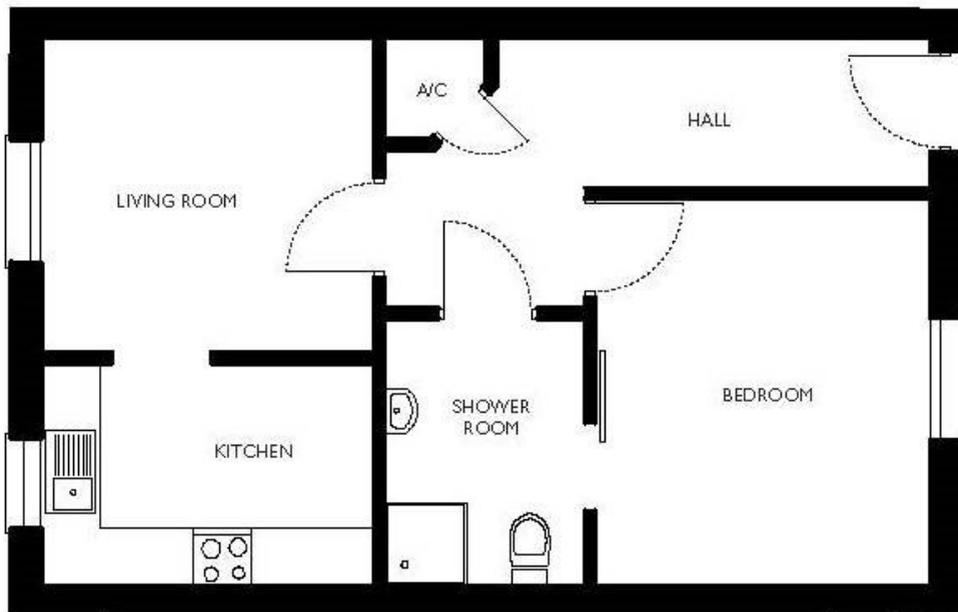
If you are interested in viewing this property, please contact the sales team on **0117 949 4004** to arrange an appointment (office hours are 9.00am to 5.00pm, Monday to Friday).

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@stmonicatruster.org.uk, quoting your surname and postcode in the subject field.

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www.stmonicatruster.org.uk



Dimensions†

Living room	3.38m x 3.14m	11'1" x 10'3"
Kitchen	3.08m x 2.23m	10'10" x 7'3"
Bedroom	3.08m x 3.90m	10'11" x 12'8"
Shower room	2.13m x 2.74m	7'0" x 9'0"

†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.



APPROVED
OPERATOR



St Monica Trust