



Sandford Station

ST MONICA TRUST

41 Hapil Close

Two bedroom duplex to have new Juliette balcony



Sandford, Bristol BS25 5AA

£352,550 leasehold
(other charges apply)



St Monica Trust



APPROVED
OPERATOR

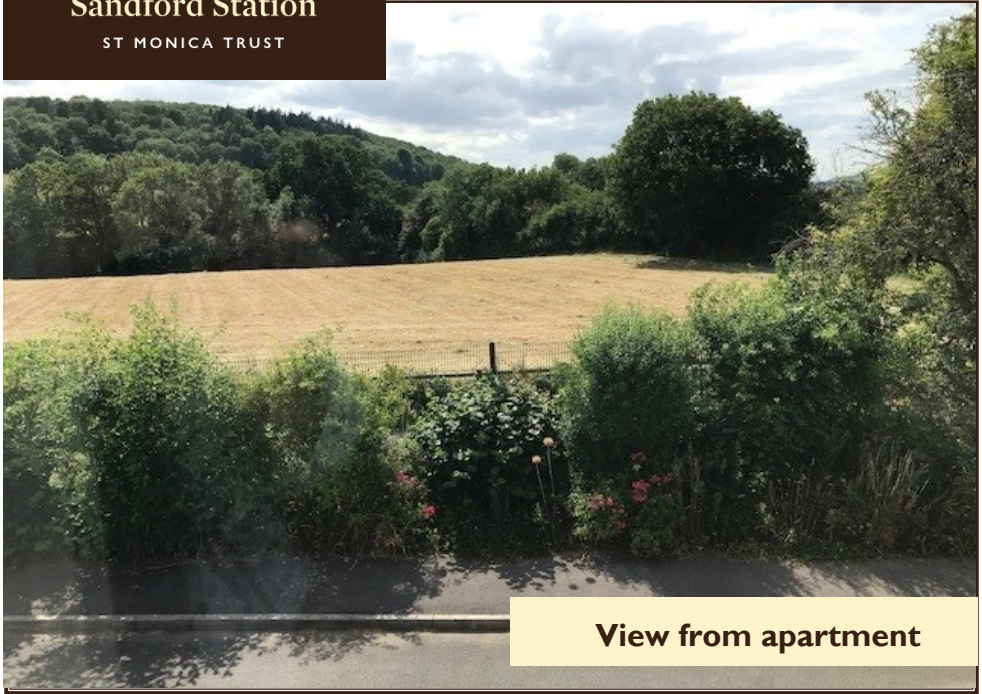


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View from apartment

Specification

- ♦ West facing apartment in Darlisette House
- ♦ Living room to have new Juliette balcony installed
- ♦ Master bedroom with new en-suite shower
- ♦ Large second bedroom on first floor with en-suite and wardrobe
- ♦ Kitchen fitted with integrated hob, eye level oven and extractor fan. Space for fridge, freezer and washing machine.
- ♦ Constructed in 2009
- ♦ To be refurbished 2023
- ♦ Shared Ownership option available



Typical Juliette balcony



Kitchen

Community Fee

£9,094 single person pa

£10,299 couple pa

Council Tax Band D £2,059.69pa

Viewing dates

Please call the sales team
to book an appointment

0117 949 4004

Current EPC TBA

Potential EPC TBA

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.

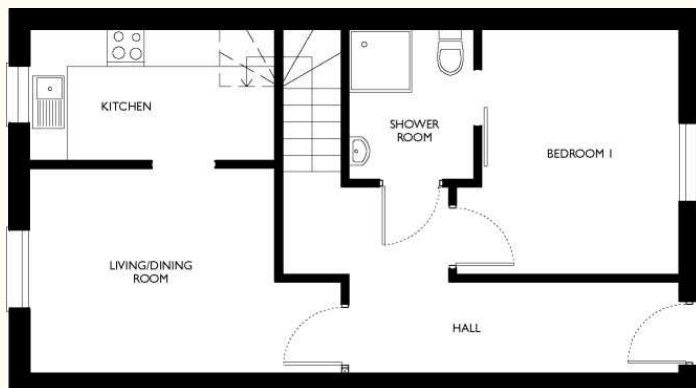


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Living room

3.90m x 3.25m

12'10" x 10'8"

Kitchen

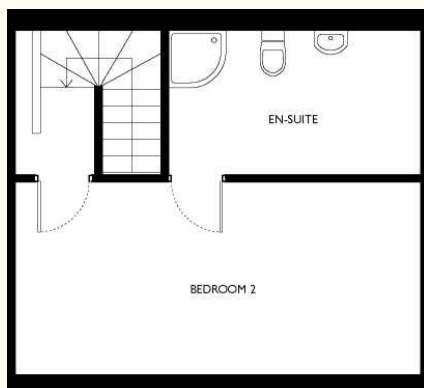
3.90m x 2.10m

12'10" x 6'10"

Bedroom 1

3.13m x 3.85m

10'4" x 12'8"



Bedroom 2

6.43m x 3.05m

21'0" x 10'0"

TOTAL

85 SQM

To unsubscribe please telephone
0117 949 4004 or email
sales.team@stmonicastrust.org.uk



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