



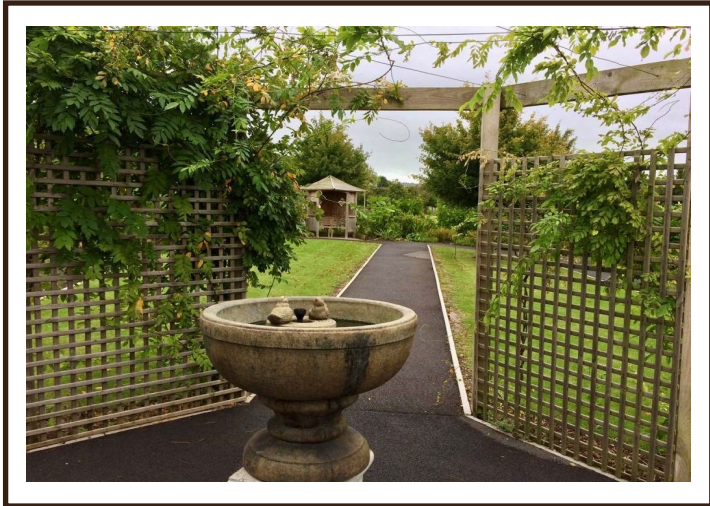
St Monica Trust

42 HAPIL CLOSE

STATION ROAD, SANDFORD, WINSCOMBE, BS25 5AA

£305,000 leasehold (other charges apply)

FIRST FLOOR TWO BED APARTMENT



COMMUNAL GARDENS



RAILWAY MUSEUM & TEA ROOM

- ◆ West facing apartment in Darlisette House
- ◆ Living room with views over farm fields
- ◆ Bright kitchen off living room
- ◆ Master bedroom with en-suite shower room
- ◆ Second attic bedroom with en-suite shower room
- ◆ Built in 2009
- ◆ Redecorated in 2020



VIEW FROM LIVING ROOM



KITCHEN

Community Fee £7,729 single pa / £8,753 couple pa | Council Tax Band D £2,163.65 pa

Current EPC Band D (Rating 68) | Potential EPC Band B (Rating 82)

42 HAPIL CLOSE

Dimensions

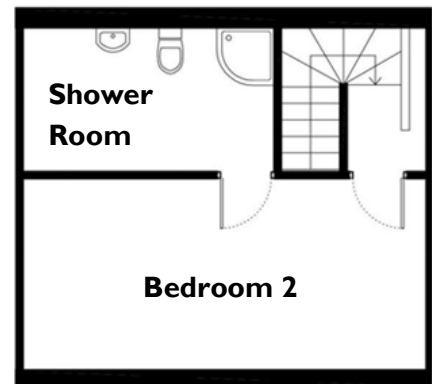
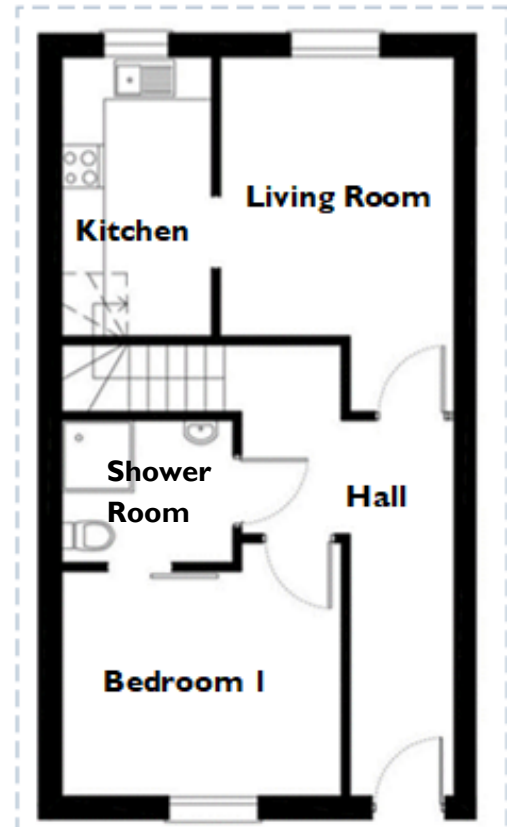
| | | |
|-------------|---------------|---------------|
| Living room | 3.83m x 3.22m | 12'7" x 10'7" |
| Kitchen | 3.83m x 2.06m | 12'7" x 6'9" |
| Bedroom 1 | 3.78m x 3.10m | 12'5" x 10'7" |
| Bedroom 2 | 6.19m x 3.02m | 20'4" x 9'11" |

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



VIEWING DATES FOR THIS PROPERTY ARE

Thursday 22 April 2021

Thursday 29 April 2021

PLEASE CALL THE SALES TEAM TO BOOK

0117 949 4004

To unsubscribe

please telephone as above

or email sales.team@stmonicastrust.org.uk



St Monica Trust

