



St Monica Trust

76 HAPIL CLOSE

STATION ROAD, SANDFORD, WINSCOMBE, BS25 5AA

£190,000 Leasehold (other charges apply)

GROUND FLOOR TWO BED APARTMENT



POSITION OF APARTMENT

- ◆ Close to main entrance
- ◆ Living room with French doors to patio garden
- ◆ Master bedroom with en-suite shower
- ◆ Bathroom also has access to hallway
- ◆ Second bedroom



CLOSE UP OF APARTMENT

- ◆ Kitchen fitted with integrated hob, oven, extractor fan and space for fridge/freezer and washing machine
- ◆ Parking available close by
- ◆ Built in 2009
- ◆ Redecorated in 2021



TYPICAL KITCHEN



SANDFORD STATION MUSEUM

Community Fee £6,708 single pa / £7,729 couple pa | Council Tax Band C £1,684.44 pa

Current EPC Band B (Rating 81) | Potential EPC Band B (Rating 81)

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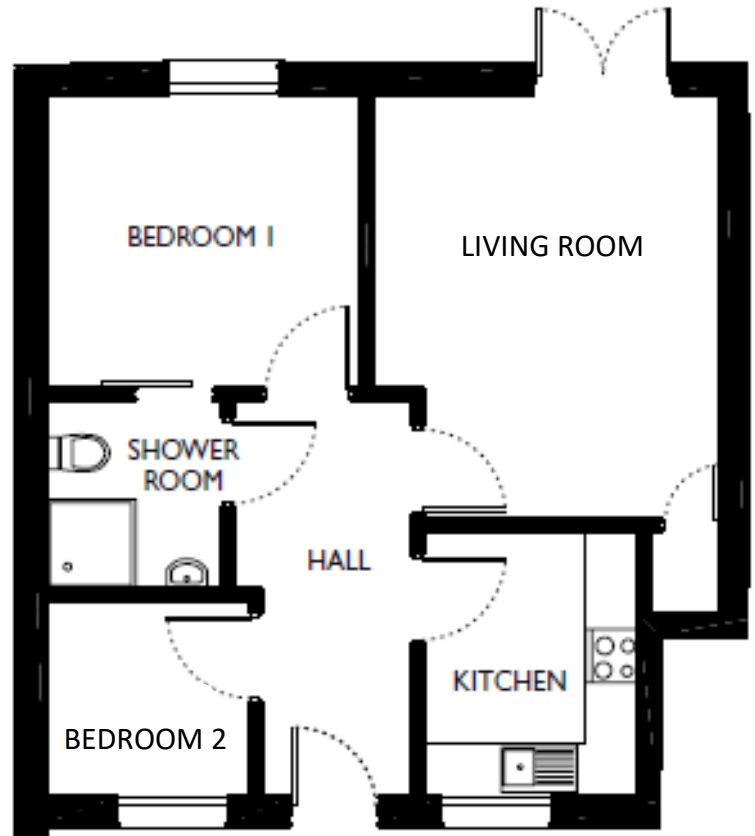
Dimensions

Living room	3.90m x 4.75m	12'10" x 15'7"
Kitchen	2.40m x 2.95m	7'11" x 9'9"
Bedroom 1	3.54m x 3.30m	11'7" x 10'10"
Bedroom 2	2.30m x 2.20m	7'7" x 7'3"

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: 56 SQM

PLEASE CALL THE SALES TEAM TO BOOK A VIEWING

0117 949 4004

To unsubscribe

please telephone as above

or email sales.team@stmonica.org.uk



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