

August 2020



St Monica Trust

80 Hapil Close

Sandford Station, Winscombe BS25 5AA



For Sale £280,000 Leasehold 125 years

Spacious three bedroom first floor duplex apartment

Built in 2009, this apartment is located close to the main entrance. On the first floor there is a double bedroom with en-suite shower room and a single bedroom. The living room has a balcony leading off it and the kitchen is fitted with a hob, extractor fan and integrated eye level oven. There is space for a washing machine and fridge/freezer. Upstairs there is a further double bedroom with en-suite shower and plenty of built in storage.

- Community Fee*: £8,416pa single
£9,678pa couple (*until 31 March 2021)
- Council Tax (2020/21):
£1,807.11pa (Band D)

Energy Efficiency Rating

The current energy efficiency rating for this property is Band B (rating 82). The potential energy efficiency rating is Band B (rating 82). 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). Viewing dates are **27 August 2020**.

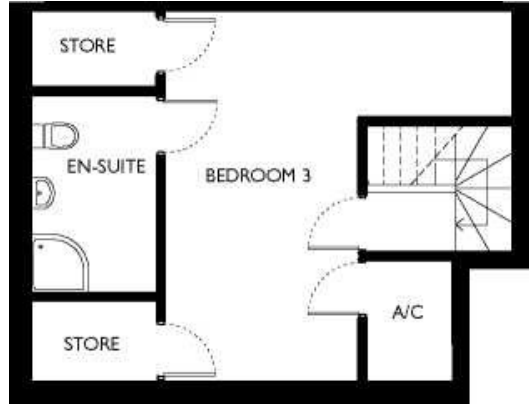
Please note that you will need to have viewed this property and have submitted an expression of interest form by no later than **4.00pm Monday 31 August 2020**.

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

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www.stmonicastrust.org.uk



Dimensions†

| | | |
|-------------|---------------|---------------|
| Living room | 3.93m x 3.90m | 12'9" x 12'8" |
| Kitchen | 2.17m x 2.80m | 7'11" x 9'2" |
| Bedroom 1 | 3.51m x 3.29m | 11'5" x 10'8" |
| Bedroom 2 | 2.13m x 2.23m | 7'0" x 7'3" |
| Shower room | 2.19m x 2.10m | 7'2" x 6'9" |
| Bedroom 3 | 5.49m x 5.67m | 18'0" x 18'6" |
| En-suite | 3.05m x 2.04m | 10'0" x 6'7" |

†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.



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