



St Monica Trust

Delivering well-being

December 2018

AVAILABLE
— NOW —

86 Hapil Close

Sandford Station, Winscombe BS25 5AA



For Sale £185,000 Leasehold 125 years

One bedroom ground floor apartment with patio

Built in 2009, this one bedroom apartment is located on the ground floor near the entrance of the village. The property comprises a master bedroom with built in double wardrobe, a shower room and the living room has French windows leading onto a patio. The kitchen has space for a table and chairs and is fitted with an integrated oven, hob and extractor fan.

- Community Fee*: £5,992 single
£6,904 couple (*until 31 March 2019)
- Council Tax (2018/19):
£1,488.53 (Band C)

Energy Efficiency Rating

The current energy efficiency rating for this property is Band B (rating 84). The potential energy efficient rating is Band B (rating 85). The full EPC is available upon request.

Tel: 0117 949 4000
info@stmonicastrust.org.uk

Registered Charity 202151

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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).

The property is being offered on a **'first come, first served basis'**.

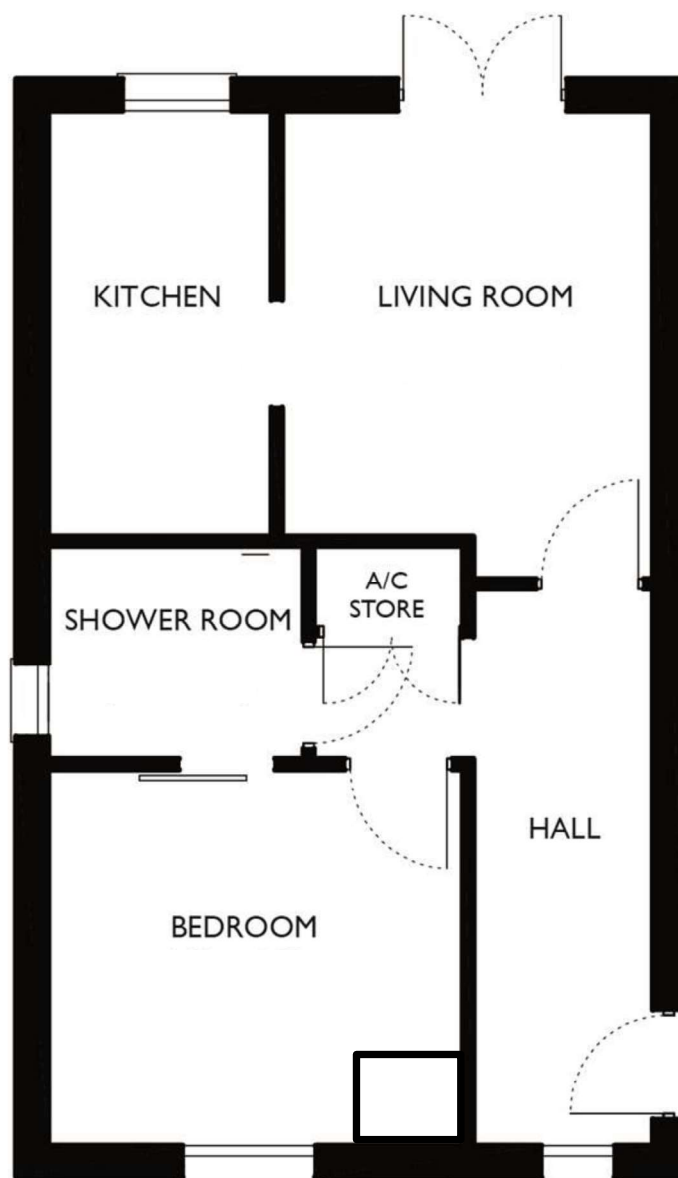
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Please be aware if you complete an expression of interest form you will also need to meet with the Retirement Community Manager as part of the sales process.

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	4.57m x 3.38m	15'0" x 11'1"
Kitchen	3.91m x 2.01m	12'10" x 6'7"
Bedroom	3.76m x 3.45m	12'4" x 11'4"
Shower room	2.29m x 1.98m	7'6" x 6'6"

†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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