



St Monica Trust

89 Hapil Close

Sandford Station, Winscombe BS25 5AA



For Sale £185,000 Leasehold 125 years

One bedroom ground floor apartment

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*: £6,450pa single
£7,432pa couple (*until 31 March 2021)
- Council Tax (2020/21):
£1,606.32pa (Band C)

Energy Efficiency Rating

The current energy efficiency rating for this property is Band C (rating 80). The potential energy efficiency rating is Band C (rating 80). 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 £3,000 to £10,000 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).

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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Dimensions†

Living room	3.94m x 3.43m	12'11" x 11'3"
Kitchen	3.94m x 2.00m	12'11" x 6'7"
Bedroom	3.83m x 3.48m	12'7" x 11'5"

†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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