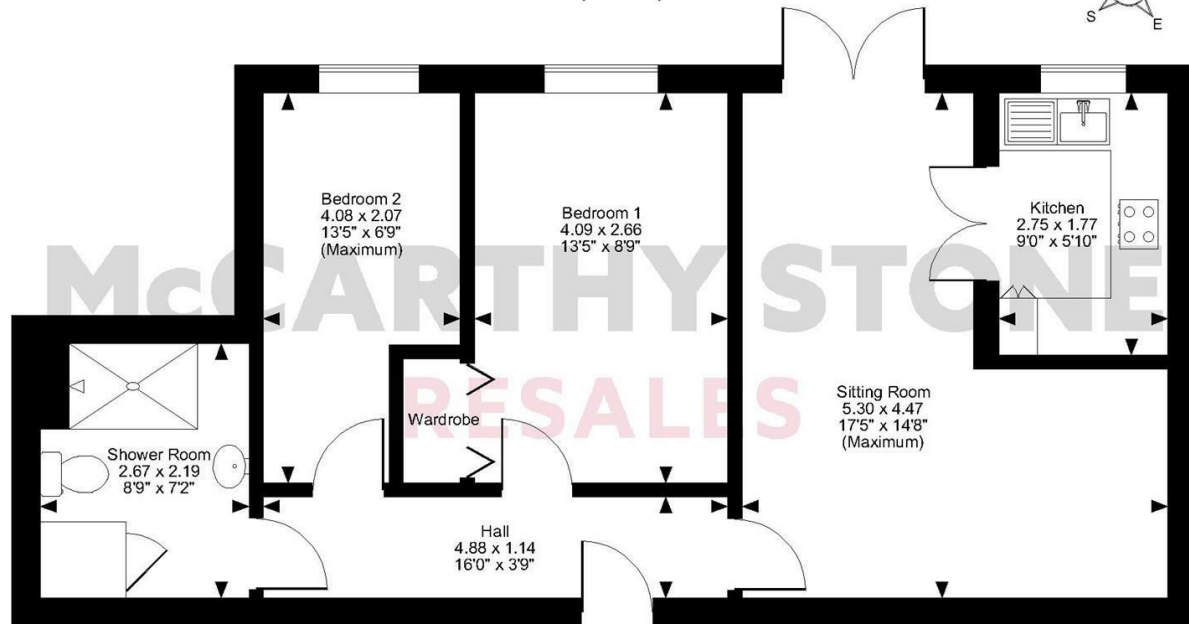


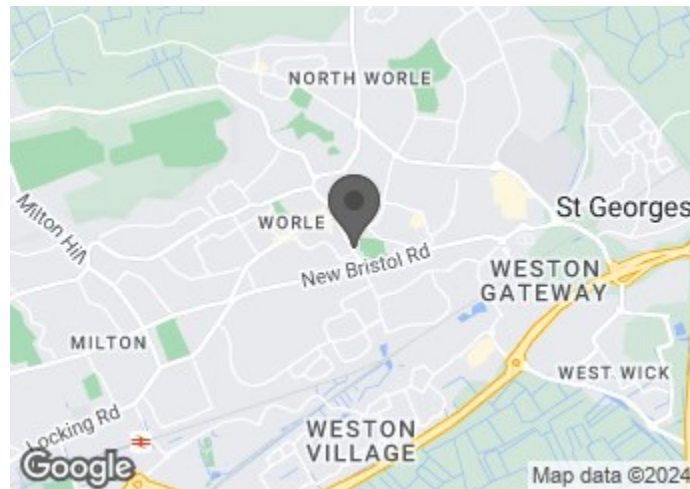
Fussells Court, Station Road, Weston-super-Mare  
Approximate Gross Internal Area  
609 Sq Ft/57 Sq M



Ground Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

**14 FUSSELLS COURT**  
STATION ROAD, WORLE, WESTON-SUPER-MARE, BS22 6AF



Newly carpeted and decorated 2 bedroom ground floor retirement apartment with direct access out on to a small patio area from the living room.

\*Pet Friendly\* \*Energy Efficient\*

**ASKING PRICE £185,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# FUSSELLS COURT, STATION ROAD, WORLE, WESTON-SUPER-MARE, BS22 6AF

## FUSSELLS COURT

Fussells Court is in a great location just a short level walk from the local village High Street with excellent amenities including; a post office, pharmacy, doctors, hairdressers, bakers, bank, butcher supermarket, public houses and café's. Bus routes to Weston Town Centre and sea front are also very close at hand as is the route to Bristol and destinations further afield. The property was developed by McCarthy Stone specifically for those over 60 years of age.

Fussells Court enjoys a host of communal amenities for the benefit of home owners not least of which is the beautiful communal lounge overlooking the well managed development gardens that are adjacent to the open recreation ground. There is a lift serving all floors, a games/TV room, mobility scooter store and laundry room. Further peace-of-mind is found in the service provided by our house manager who oversees the smooth running of the development, there is also a 24-hour emergency call system in the apartments and communal areas.

A guest suite is available for family and friends for which a small charge is payable. This is a friendly and welcoming development and Homeowners participate in a vast range of activities including; weekly coffee mornings and afternoon teas, internal darts league, film nights, group summer trips and both Summer and Christmas fetes arranged for charity fund raising. Of course, there is no obligation to join in any activity and homeowners can dip in and out as they wish.

## ENTRANCE HALL

With solid entrance door having spy-hole, security intercom system linked to the main development entrance door. Emergency pull cord and electric panel heater. A feature glazed panelled door to living room.

## LIVING ROOM

A good-sized bright and airy 'L' shaped room with double-glazed double patio doors opening onto a patio area looking out to the front of the development. Focal point fireplace with inset coal effect electric fire, electric panel heater and glazed double doors to kitchen.

## KITCHEN

With a double-glazed window. Range of 'Maple' effect fitted units with contrasting 'granite' effect laminate worktops and

incorporating a stainless steel inset sink unit. Comprehensive range of integrated appliances include; a four-ringed hob with extractor hood over, waist-level oven and concealed fridge and freezer.

## MASTER BEDROOM

Double-glazed window. Fitted wardrobe with hanging rail, shelving and mirror-fronted bi-fold doors. Electric panel heater.

## BEDROOM TWO

Double glazed window. 'L' shaped room that could also alternatively be used as an office/separate dining room.

## SHOWER ROOM

Modern white suite comprising; Shower cubicle with glazed enclosure, WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point over. Fully tiled walls, vinyl floor covering, electric wall heater and separate electric heated towel rail, emergency pull cord. Boiler cupboard housing the hot water tank supplying domestic hot water and concealed 'Vent Axia' system.

## PARKING

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

## LEASE

125 Year lease from 01/06/2008

Ground rent - £851 per annum

Ground rent review - June 2038

## SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

## 2 BED | £185,000

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,489.76 per annum (up to financial year end 28/02/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

