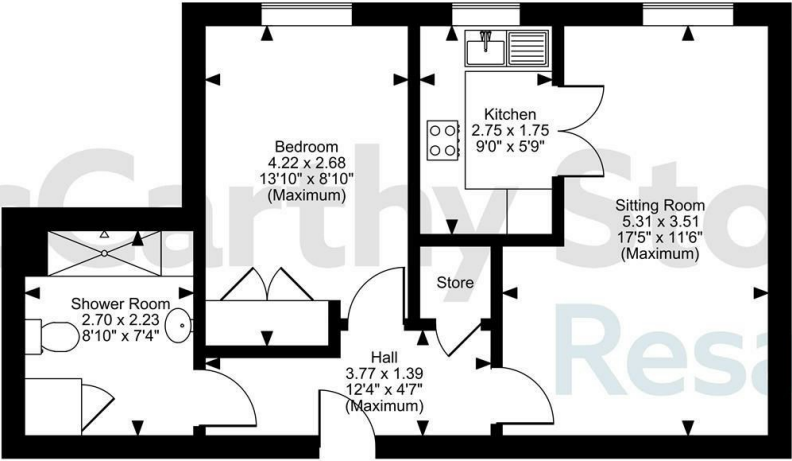


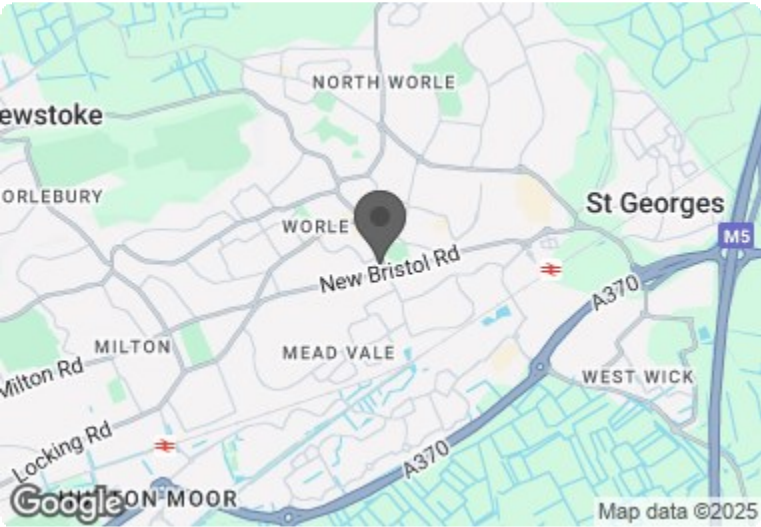
Fussells Court, Station Road, Weston-super-Mare  
Approximate Gross Internal Area  
501 Sq Ft/47 Sq M



Second 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: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## 42 Fussells Court

Station Road, Worle, Weston-Super-Mare, BS22 6AF



PRICE REDUCTION

Asking price £150,000 Leasehold

Top floor, one bedroom retirement apartment located close to the lift that serves all floors.  
\*Energy Efficient\* \*Pet Friendly\*

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# Fussells Court, Station Road, Worle,

## 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 cafés. 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 multi-award winning McCarthy and 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, an alternative stair lift, a games/TV room, mobility scooter store and laundry room. Further peace-of-mind is found in the service provided by the 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 to receive family and friends for which a small charge per night is made.

This is a friendly and welcoming development and Home Owners can participate in an amazing range of activities including; weekly coffee mornings, vintage tea parties, Macmillan Coffee Mornings, RNLI fundraisers, support for MIND, fund raising for Age UK and the local food bank. In addition, there is a weekly hairdresser who has use of the kitchen facilities within the games room and a choice of four visiting podiatrists - advance bookings accepted. The House Manager organises fortnightly fish and chip events which are very popular. A Knit & Natter group meets every Wednesday and everyone is welcome to join in. The development is in easy distance of the local pharmacies, all who deliver medications to Fussells Court.

## No.42

Located on the top floor and within close reach to the lift that serves all floors, this apartment has an interesting outlook over the front of the development. There is a good-sized living room, kitchen with integrated appliances, double bedroom and shower room with walk in shower.

## Entrance Hall

Entered via a solid entrance door with security spy-hole. A



security intercom system linked to the main development entrance door which also connects to the 24/7 Care Line is wall mounted. Electric panel heater. A boiler cupboard with light and shelving houses the hot water tank supplying domestic hot water and concealed 'Vent Axia' system. A feature glazed panelled door leads to the living room.

## Living Room

A lovely, welcoming room with feature fireplace with inset electric fire. Wall mounted electric heater. Double doors open to the kitchen.

## Kitchen

With a double-glazed window. Range of pale wood effect fitted wall and base units incorporating under pelmet lighting. Contrasting 'granite effect' laminate worktops with stainless steel inset sink unit. Integrated appliances include; a four-ringed halogen hob with extractor hood over, waist level oven and concealed fridge and freezer. Tiled splash-backs and vinyl floor covering.

## Double Bedroom

Double-glazed window, built-in wardrobe with hanging space, shelving and mirror-fronted bi-fold doors, wall mounted electric heater.

## Shower Room

White suite comprising; double length walk in shower with glazed screen, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over. Fully tiled walls, vinyl floor covering, electric wall heater and separate electric heated towel rail, emergency pull cord.

## Gardens & Parking

There are lovely landscaped communal gardens that enjoy both an easterly and southerly aspect ensuring plenty of sunshine for most of the day. The gardens back onto a sports field providing a great deal of privacy. There is limited parking available, please check with the House Manager for current availability. There is also plenty of on-street parking outside.

## Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



# 1 Bed | £150,000

## 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

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: £3,054.85 per annum (financial year 28/02/2025 - 28/02/2026)

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).

## Ground Rent

Lease: 125 Years from the 1st June 2008  
Ground Rent: £730.81 per annum  
Ground Rent Review : 1st June 2038

## 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.

