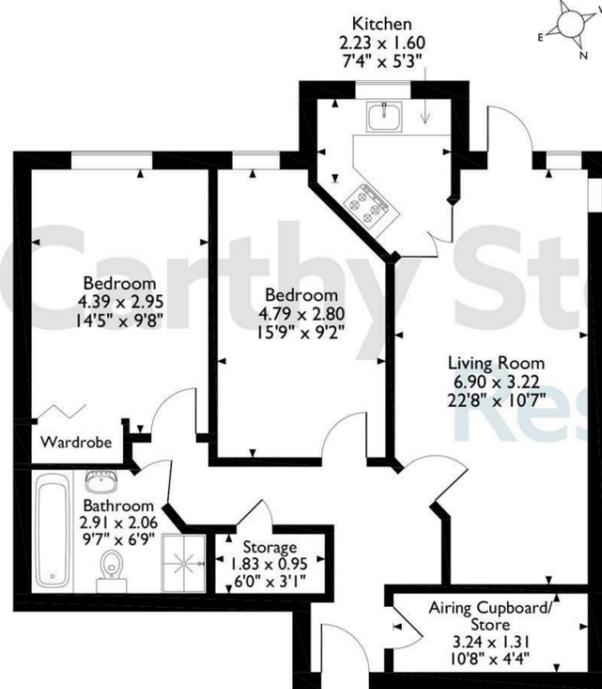


Fussells Court, Flat 9, 11, Station Road, Weston-super-Mare  
Approximate Gross Internal Area  
74 Sq M/797 Sq Ft



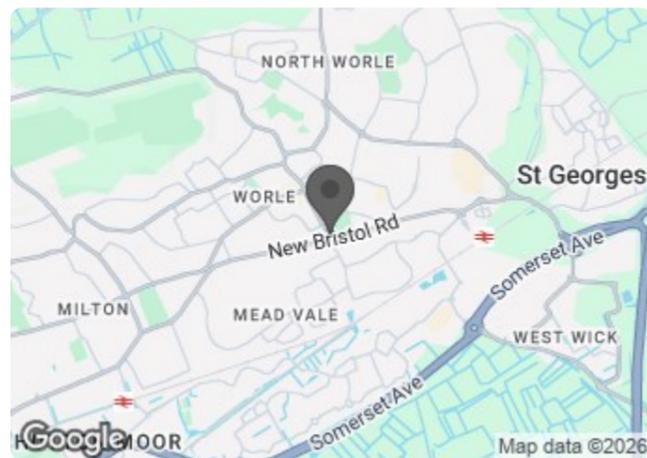
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8657517/DST.

## 9 Fussells Court

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



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>		<b>83</b>	<b>85</b>
(69-80) <b>C</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Asking price £180,000 Leasehold**

A spacious two bedroom, ground floor retirement apartment with direct access out on to a patio from the living room.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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# Fussells Court, Station Road, Worle, Weston-Super-Mare, Somerset, 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 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 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. Finally, 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 homeowners participate in an amazing range of activities including; weekly coffee mornings and afternoon teas, 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 but speaking to homeowners will leave you in no doubt as to how much they are enjoyed by all.

## No.9

Situated on the first floor, this two bedroom, westerly facing apartment has a walk out balcony accessed from the spacious living room. The kitchen is well equipped with integrated appliances, both bedrooms are of a double size and the bathroom offers a separate bath and shower. No.9 is situated on the ground floor and is within easy reach of all the facilities Fussells Court offers. The living room is of a generous size and offers direct access out on to a small, west facing patio area and the kitchen is well equipped with integrated appliances. Both bedrooms are of a double size and the bathroom offers a separate bath and 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 careline is wall mounted. A walk in cupboard with light and shelving houses the hot water cylinder supplying domestic hot water and concealed 'Vent Axia' system. A further storage cupboard is also accessed from the entrance hall.

## Living Room

A generous size living room with double glazed door opening on to a west facing patio area with a further window to the side. Focal point fireplace with inset 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. Tiled splashbacks and vinyl floor covering.

## Master Bedroom

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

## Bedroom Two

A further double bedroom that could alternatively be used as a study or separate dining room.

## Bathroom

White suite comprising; Panelled bath, separate shower cubicle, 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.

## Parking

Car parking is available on a first come, first serve basis. Please check with the House Manager for current availability.

## Additional Information & Services

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

## 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

## 2 Bed | £180,000

- 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: £4,711.22 per annum (up to financial year end 28/02/2027).

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).

## Lease

125 Year Lease from June 2008  
Ground Rent - £851 per annum  
Ground rent review: 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.

