FLAT 33 FUSSELLS COURT, 11 STATION ROAD

Weston-Super-Mare, BS22 6AF

Price £145,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* OUTLOOK OVER PLAYING FIELDS * Positioned on the second floor with views over the resident's garden and Worle Recreational Ground and in one the most sought after retirement developments in Weston resides this spacious apartment. Built and run by McCarthy & Stone in 2009 for the over 60s, the accommodation comprises a roomy hallway with airing cupboard/storage, spacious living room, kitchen with integrated appliances, generous double bedroom with built-in wardrobes and shower room.

This development is beautifully maintained and enjoys communal gardens, resident's lounge, games room, laundry room and so much more! Also practical elements with a House Manager and emergency pull cords with 24 hour care line.

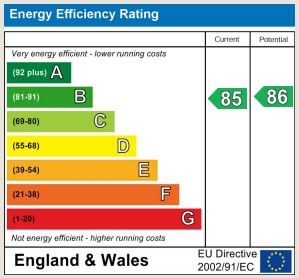
We highly recommend a viewing to understand what this perfect retirement living has to offer.

Situation

200 meters - Worle High Street
120 meters - The Cedar Surgery
1.29 miles - Junction 21 of the M5
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: C
Tenure: Leasehold
EPC Rating: B



PROPERTY DESCRIPTION

Hallway

7'4" x 5'5" (2.24m x 1.65m)
Apartment front door opening from the communal hallway. A intercom system linked to the main development entrance door which also connects to the 24/7 care line, large storage cupboard housing housing the hot water tank which supplies domestic hot water, electric heater and doors to;

Living Room

17'5" x 11'3" (5.31m x 3.43m)
uPVC double glazed window to rear overlooking the resident's garden and Worle Recreational Ground, feature electric fireplace with surround, electric heater, ample space for living and dining room furniture, double doors opening to;

Kitchen

8'11" x 5'9" (2.72m x 1.75m)
uPVC double glazed window to rear, the kitchen comprises of a range of matching eye and base level units with complementary worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, electric hob with extractor over, mid-height electric oven, built-in fridge and freezer.

Double Bedroom

12'5" x 11'3" (3.78m x 3.43m)
uPVC double glazed window overlooking the resident's garden and Worle Recreational Ground, built-in mirror fronted wardrobes and electric heater.

Shower Room

7'2" x 6'1" (2.18m x 1.85m)
Fitted white suite comprising low level W/C, hand wash basin set into storage vanity unit with taps over, shower cubicle with mains shower over and hand rail, electric heater, electric towel warmer and extractor.

Residents Areas

Located on the ground floor is the large resident's lounge where they host tea mornings and other events. The resident's lounge opens out to the communal gardens for residents to enjoy. Also located on the ground floor is the refuse and laundry rooms. Located on the upper floor is the games room/library which is accessible via the maintained lift or the multiple stair cases located throughout the development.

Resident's Parking

There is communal parking available on a first come first serve basis, please check with the house manager for current availability.

Service Charge

What your service charge includes:

- 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.
- Lift Maintenance.
- 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 television/broadband.

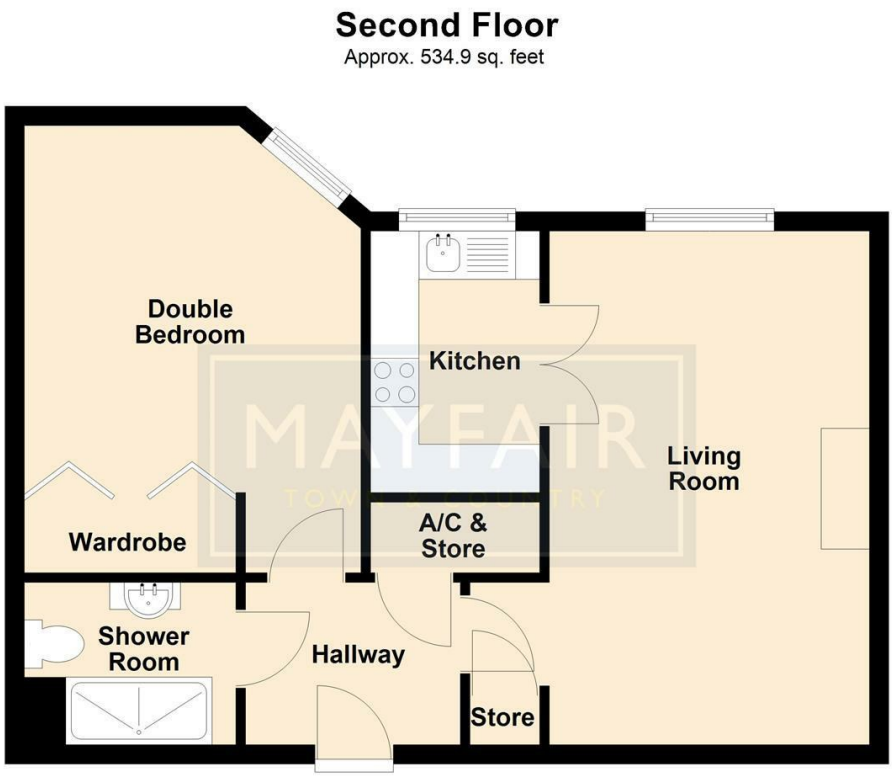
Service charge: £3,140.81 for financial year 28/02/2025 - 28/02/2027

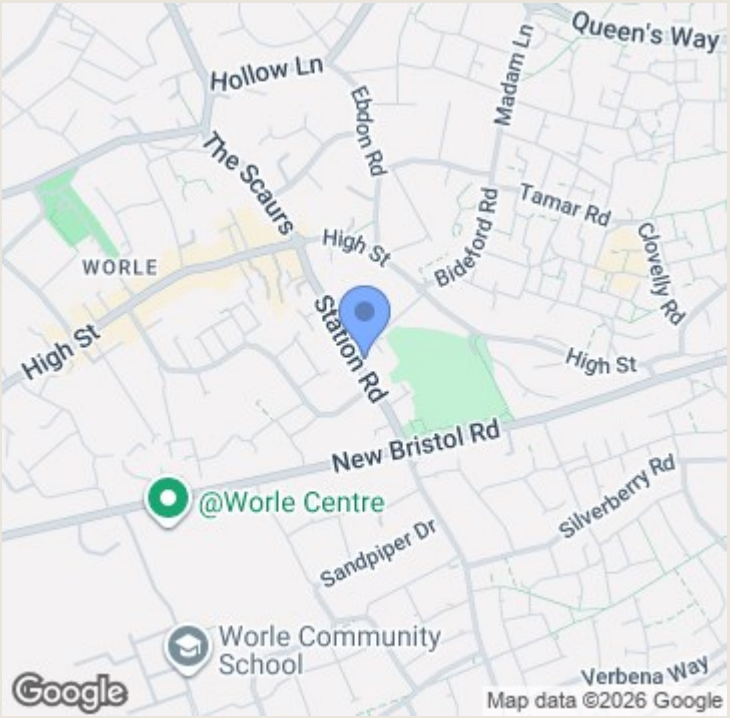
Leasehold Information

There is the remainder of a 125 year lease from the 1st June 2008. The ground rent is £730.81 per annum with the a ground rent review date of 1st June 2038

Material Information

We have been advised the following;
Council tax- C
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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