



FUSSELLS COURT II STATION ROAD

Weston-Super-Mare, BS22 6AF

Price £152,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Exclusively for the over 60s and just a stone's throw from Worle High Street, we are delighted to welcome to the market this generous GROUND FLOOR retirement apartment, situated within this popular and well-maintained McCarthy & Stone retirement development - Fussells Court is pet friendly, subject to permission from the management company.

Offered with no onward chain complications and benefits the use of a patio area overlooking the beautifully maintained communal gardens.

Built and run by McCarthy & Stone in 2009, the development provides a welcoming environment designed specifically for retirement living. The accommodation comprises of a roomy entrance hallway with useful storage, a spacious living room with doors opening onto the private patio and communal gardens, a well-appointed kitchen with integrated appliances, a generous double bedroom with built-in wardrobes, and a convenient shower room.

Residents can enjoy an excellent range of facilities, including beautifully maintained communal gardens, residents' lounge, games room, laundry room and a guest suite available to hire. The development also benefits from a resident's car park, a House Manager, emergency pull cords and a 24-hour Care Line system, providing additional peace of mind.

With Worle High Street just moments away and a fantastic selection of amenities close at hand, this is an ideal opportunity for those seeking convenient, comfortable and sociable retirement living. We highly recommend an internal viewing to fully appreciate all that this lovely apartment and development have to offer.

Situation

200 metres - Worle High Street
120 metres - 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: B
Tenure: Freehold
EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	83
(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		



PROPERTY DESCRIPTION

Hallway

Apartment front door opening from the communal hallway with a large storage/airing cupboard. A intercom system linked to the main development entrance door which also connects to the 24/7 care line, and doors to;

Living Room

22'8" x 10'7" max measurements (6.91m x 3.23m max measurements)
uPVC double glazed double doors opening onto a patio area and the communal gardens, double glazed window to side, feature electric fireplace with surround, electric heater, ample space for living and dining room furniture, double internal doors opening to;

Kitchen

7'4" x 5'0" (2.24m x 1.52m)
uPVC double glazed window to rear overlooking the communal garden, 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

13'6" x 9'2" (4.11m x 2.79m)
uPVC double glazed window to rear overlooking the communal gardens, built-in mirror fronted wardrobes and electric heater.

Shower Room

White suite comprising of low level W/C, hand wash basin set into storage vanity unit and shower cubicle with shower over and tiled surround. Tiled walls, vinyl flooring, electric wall heater and separate electric heated towel rail, emergency pull cord.

Resident's 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 refuge 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 Charges

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 until the date of 28/02/2027

Leasehold Information

There is the remainder of a 125 year lease from the 1st June 2008

The annual ground rent is £730.81

Ground Rent Review: 1st June 2038

Material Information

We have been advised the following;

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.



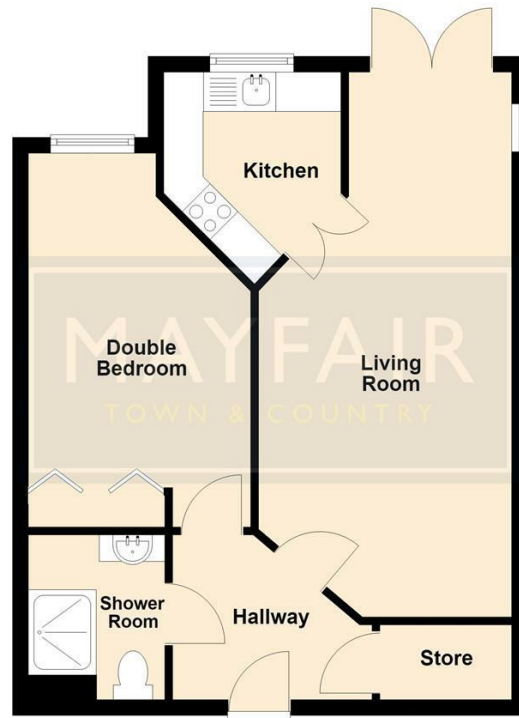






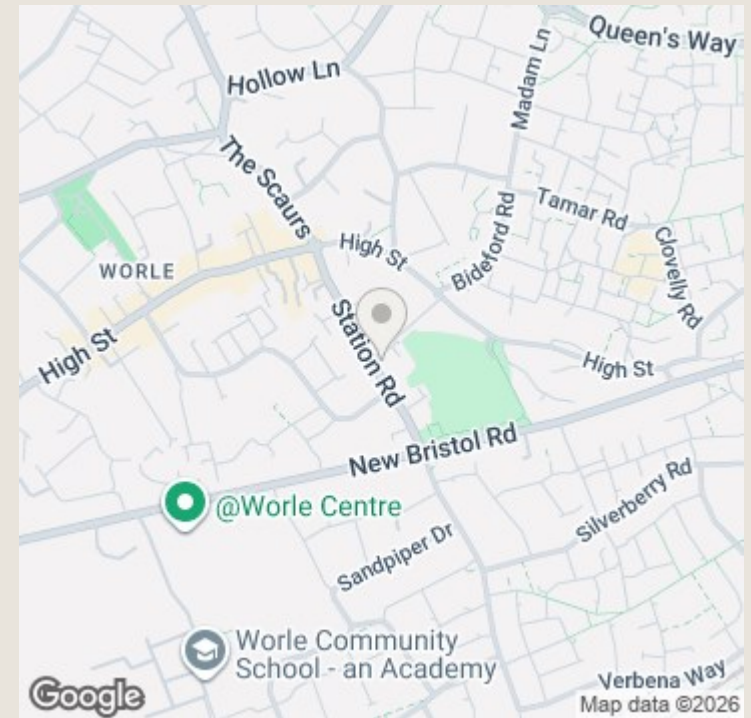
Ground Floor

Approx. 507.4 sq. feet



Total area: approx. 507.4 sq. feet

For Illustrative Purposes Only:- all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country
Plan produced using PlanUp.



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

