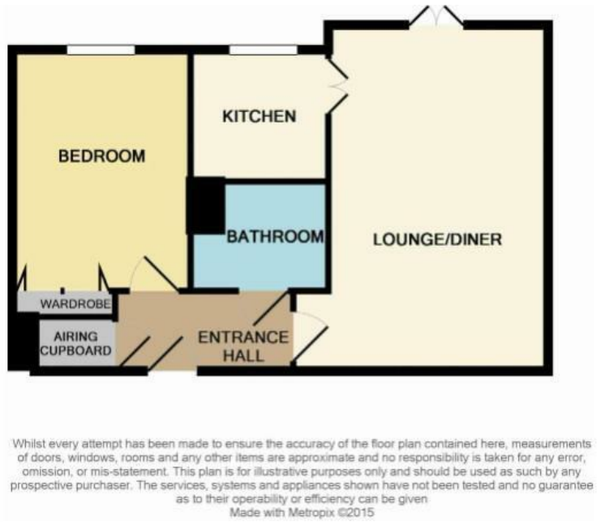
Excellent

Trustpilot

McCarthy & Stone
Resales.



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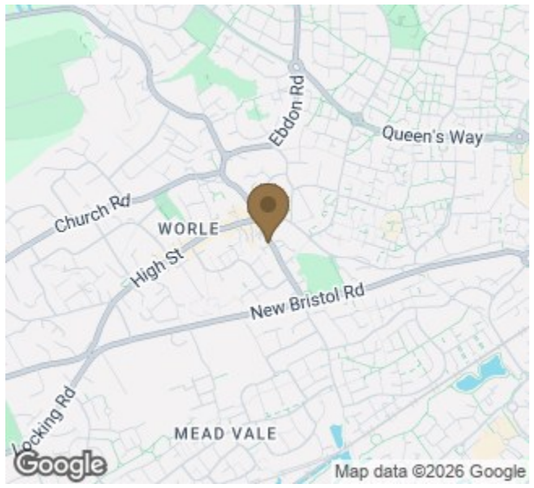

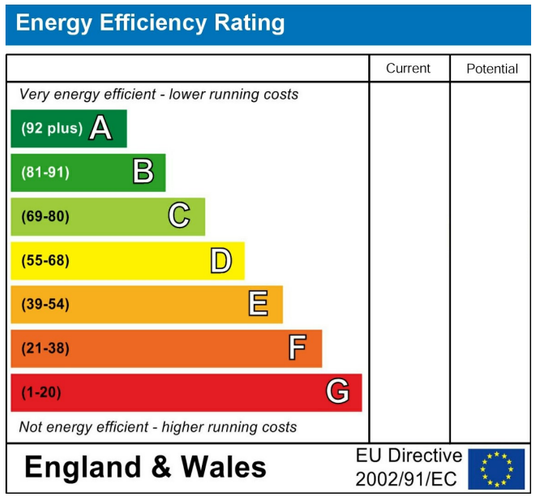







10 Fussells Court

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

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 10 Fussells Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £155,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment - Close To Developments Fantastic Facilities
- Generous Living Room With Direct Access On To West Facing Patio
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Fitted Wardrobe
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Friends & Family
- Landscaped Communal Gardens
- 24/7 Careline & Secure Entry System
- House Manager Oversees The Smooth Running Of The Development
- Laundry Room & Mobility Scooter Store

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

10 Fussells Court, Weston-Super-Mare

1 | 1 | Asking price £155,000

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.

10 Fussells Court

Situated on the ground floor, this attractive west-facing apartment offers comfortable and well-appointed accommodation, with the added benefit of direct access to a private patio area from the generously proportioned living room – an ideal spot to relax and enjoy the afternoon sunshine. The kitchen is well equipped with a range of fitted units and integrated appliances, providing both practicality and convenience.

The double bedroom benefits from a fitted wardrobe, while the bathroom is fitted with a modern double-width shower. There is also a separate walk-in airing cupboard/store, providing useful additional storage space.

Ideally positioned close to the development's fantastic communal facilities, this apartment offers an excellent opportunity to enjoy comfortable retirement living in a welcoming and sociable environment.

Additional Information & Services

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

Parking

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

Social Lifestyle

The Communal Lounge is at the heart of the community at Fussells Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Fussells Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

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.
- 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.

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: £3,140.81 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 .

Lease

125 Year Lease from June 2008
Ground Rent - £730.81 per annum
Ground rent review: June 2038













