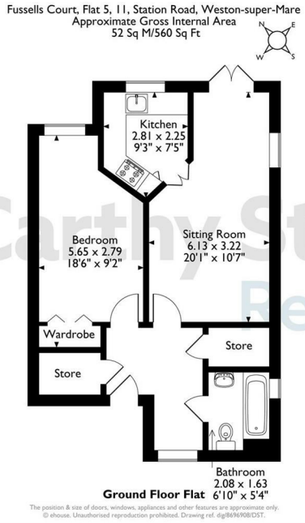
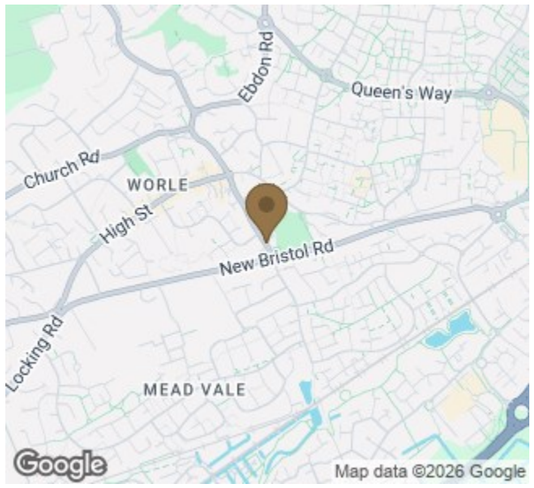
Excellent

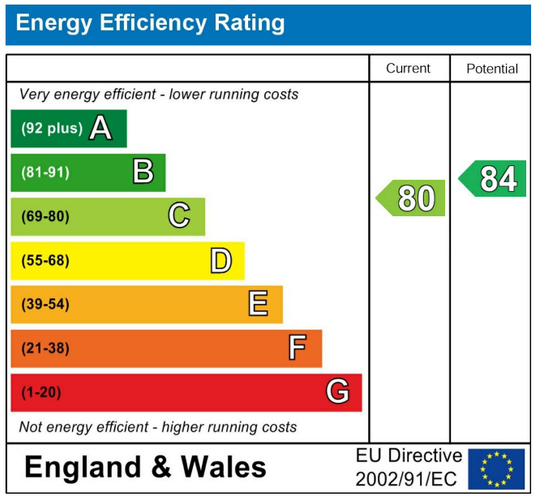
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







5 Fussells Court

Station Road, Worle, 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 5 Fussells Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £157,000
Leasehold

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

Why you'll love living here:

- Ground Floor Apartment
- Dual Aspect Living Room With Direct Access On To Patio & Gardens
- 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

5 Fussells Court, Weston-Super-Mare

1 | 1 | Asking price £157,000

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 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.

5 Fussells Court

Situated on the ground floor in a tucked-away position, this appealing one-bedroom apartment enjoys a desirable east-facing aspect and the added benefit of direct access from the spacious living room onto a private patio area, which leads out to the beautifully maintained communal gardens. The living room is further enhanced by a feature fireplace with an inset coal-effect electric fire, creating an attractive focal point. The well-appointed kitchen comes complete with a range of integrated appliances, while the generous double bedroom benefits from a fitted wardrobe. The bathroom features a fitted white suite, and the apartment also offers the convenience of two good-sized walk-in storage cupboards, providing excellent additional storage space.

Additional Information & Services

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

Parking

Car parking is currently 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.

Annual Service charge: £3,140.81 for financial year 28/02/2026 - 28/02/2027

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

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













