



## FLAT 20 FUSSELLS COURT | | STATION ROAD

Weston-Super-Mare, BS22 6AF

Price £180,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* TWO DOUBLE BEDROOMS & NO CHAIN! \* Offered to the market with no onward chain, this beautifully presented and generously proportioned retirement apartment provides comfortable living within a highly regarded development for the over 60s which is also pet friendly.

The accommodation briefly comprises of a welcoming hallway with a large storage cupboard and an additional airing cupboard housing the hot water tank. The spacious living room enjoys direct access to a westerly-facing balcony, perfect for enjoying afternoon sunshine. The well-appointed kitchen features a range of integrated appliances, while there are two generous double bedrooms, with built-in wardrobes to the principal bedroom. A four-piece bathroom suite completes the internal accommodation.

The development itself is immaculately maintained and offers an excellent range of on-site facilities, including beautifully kept communal gardens, a residents' lounge, games room and laundry room, creating a wonderful sense of community. For added peace of mind, there is an on-site House Manager and a 24-hour emergency care line with pull-cord assistance throughout.

Early viewing is highly recommended to fully appreciate all that this superb retirement apartment has 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: C

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	84
EU Directive 2002/91/EC		

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## Hallway

Intercom system, night storage heater, airing cupboard housing the hot water tank, consumer unit and storage, doors to;

## Large Storage Cupboard

7'2" x 3'1" (2.18m x 0.94m)

A large space, ideal for storage or a potential study space.

## Living Room

19'3" x 10'8" max (5.87m x 3.25m max)

Dual aspect uPVC double glazed windows to front and side, feature electric fireplace with surround, television and telephone points, night storage heater and uPVC double glazed patio door opening to the balcony.

## Kitchen

uPVC double glazed window to front, the kitchen is fitted with a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, mid-height electric oven, electric hob with extractor over, integrated fridge and freezer.

## Bedroom One

14'5" x 9'8" (4.39m x 2.95m)

uPVC double glazed window to front, built-in mirror fronted wardrobes and night storage heater.

## Bedroom Two

15'6" x 9'2" max (4.72m x 2.79m max)

uPVC double glazed window to front and night storage heater.

## Four-Piece Bathroom

9'7" x 6'9" max (2.92m x 2.06m max)

Suite comprising of low level W/C, hand wash basin set into storage vanity unit with taps over, panelled bath with taps over, shower cubicle with mains shower over, tiled walls, electric towel radiator and extractor.

## 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 resident's 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 re-decoration of communal areas.
- Buildings insurance, water and sewerage rates.

The service charge does not cover external costs such as your council tax, electricity and television/broadband.

The service charge for this apartment is £4,711.22 per annum (up to financial year end 28/02/2027).

## Leasehold Information

There is the remainder of an 125 year lease which began on 1st June 2008. The ground rent is £851 per year (next review 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](https://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](https://checker.ofcom.org.uk/en-gb/mobile-coverage).

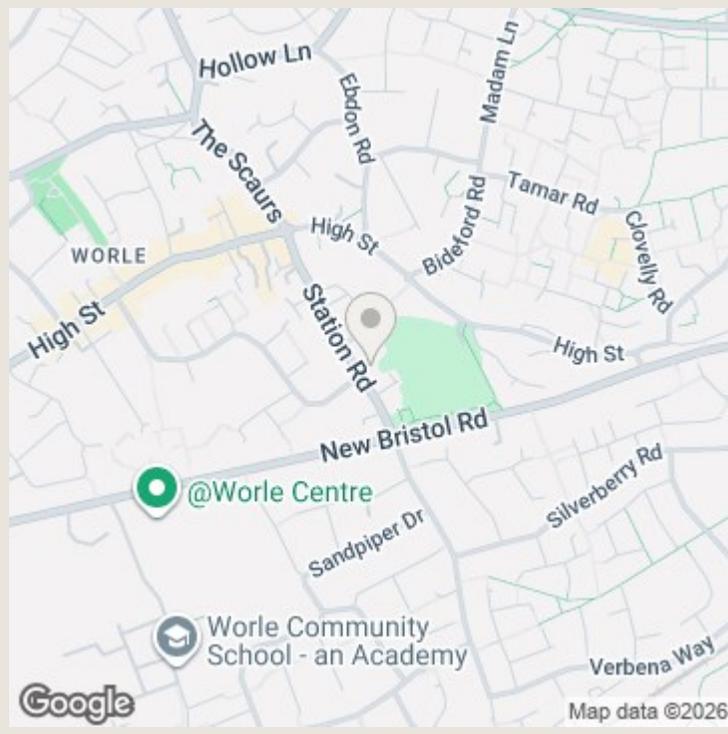
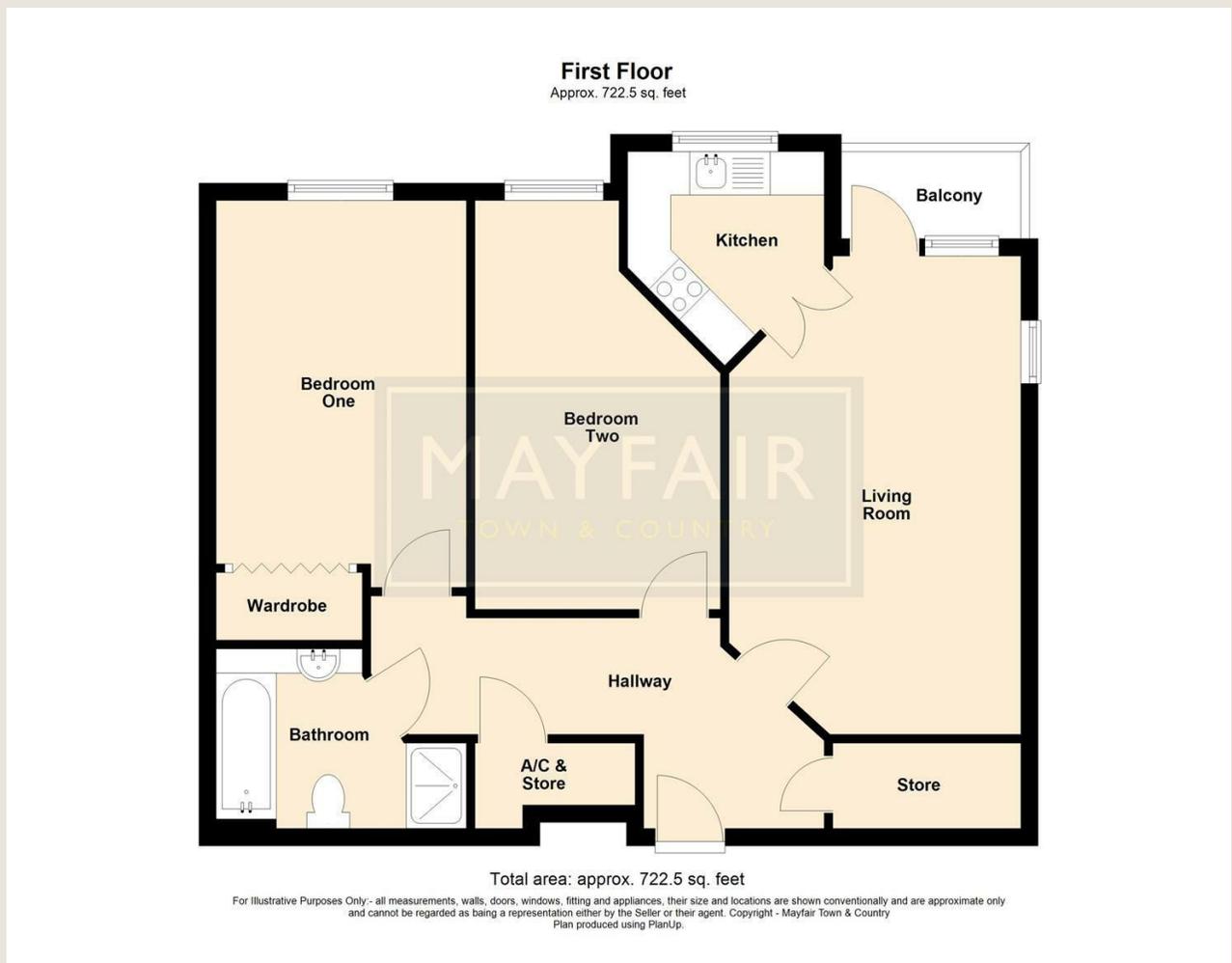
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](https://map.n-somerset.gov.uk/DandE.html).











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

