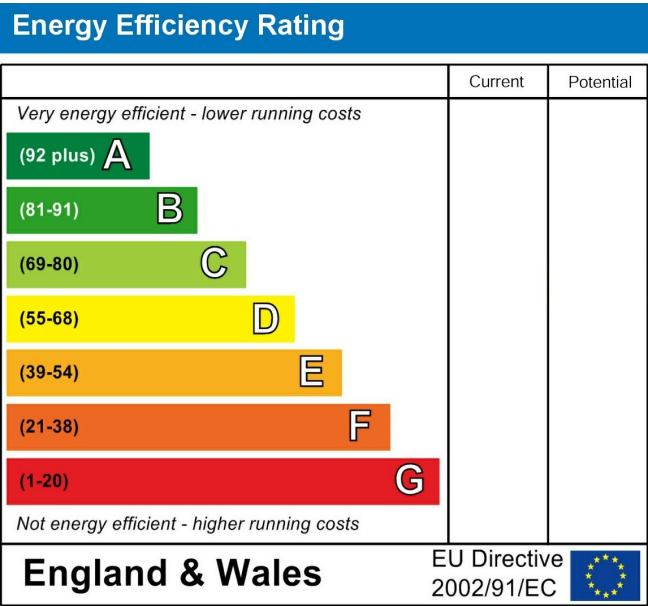
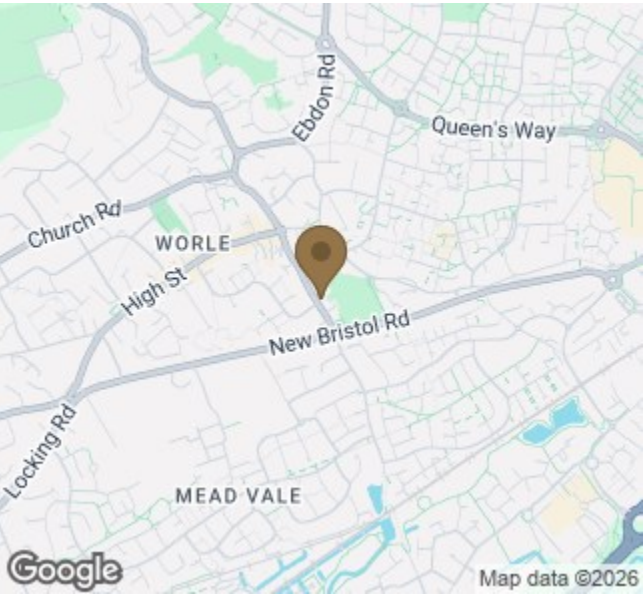
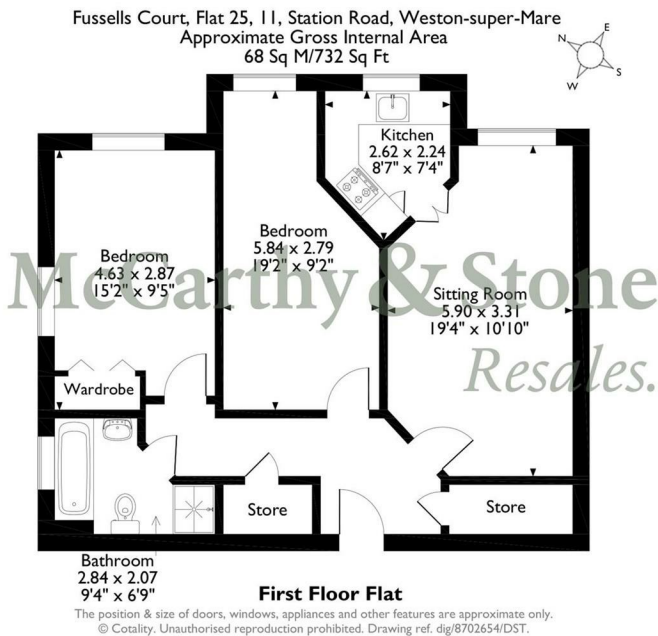




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Registered in England and Wales No. 10716544



25 Fussells Court

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

2 1 **Council Tax Band: C**

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 25 Fussells Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

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

Why you'll love living here:

- First Floor Apartment - Lift Access To All Floors
- Spacious Living Room With Feature Fireplace
- Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- Guest Suite Available For Visiting Friends & Family
- 24/7 Careline & Secure Entry System
- Excellent House Manager Oversees The Smooth Running Of The Development
- Laundry Room & Mobility Scooter Store

McCarthy & Stone
Resales.

★ Trustpilot

★★★★★

 Rated Excellent

25 Fussells Court, Weston-Super-Mare

 2 |  1 | Asking price £175,000

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.

The Local Area

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.

No.25

A well-presented first-floor apartment offering spacious and comfortable accommodation, ideally positioned within Fussells

Court in Worle, Weston-super-Mare.

This attractive two double bedroom apartment is east facing and overlooks the front of the development, enjoying the morning sunshine and a pleasant outlook.

The spacious living room provides a welcoming space to relax and benefits from a feature fireplace, creating an attractive focal point to the room. The well-equipped kitchen offers a good range of fitted units and provides a practical space for everyday cooking.

The dual-aspect main bedroom is a particularly appealing feature, providing a light and airy space and benefiting from a fitted wardrobe. The second double bedroom offers excellent additional accommodation for guests or could be used as a hobby or study space.

The well-appointed bathroom benefits from both a separate bath and shower, offering flexibility and convenience. There are also two good-sized storage cupboards, providing valuable additional storage.

Situated on the first floor and overlooking the front of the development, this spacious apartment offers well-proportioned accommodation in a pleasant position within Fussells Court.

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 can 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

The communal lounge opens onto beautiful, landscaped gardens with a seated patio area, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Additional Information & Services

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

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

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.

