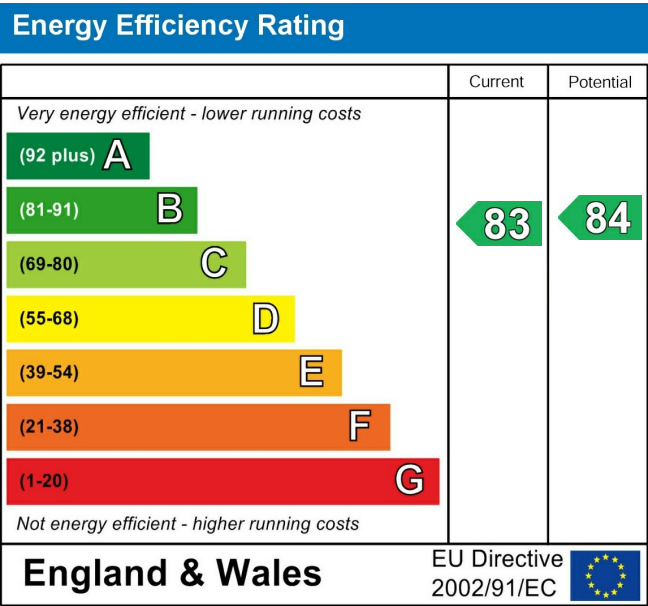
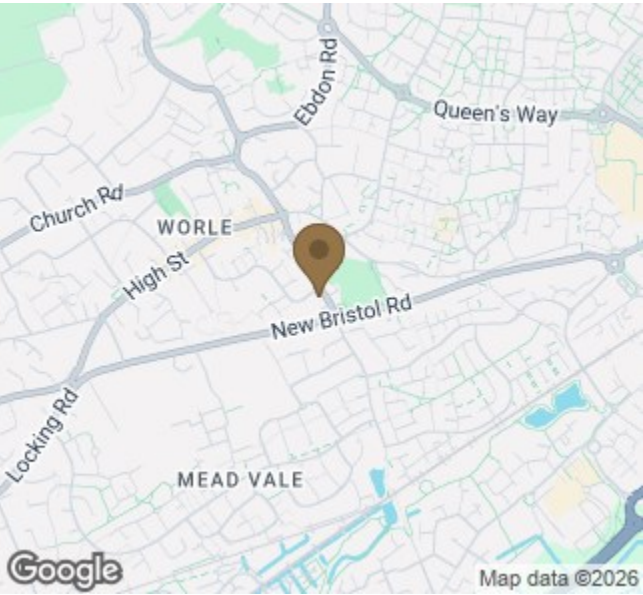
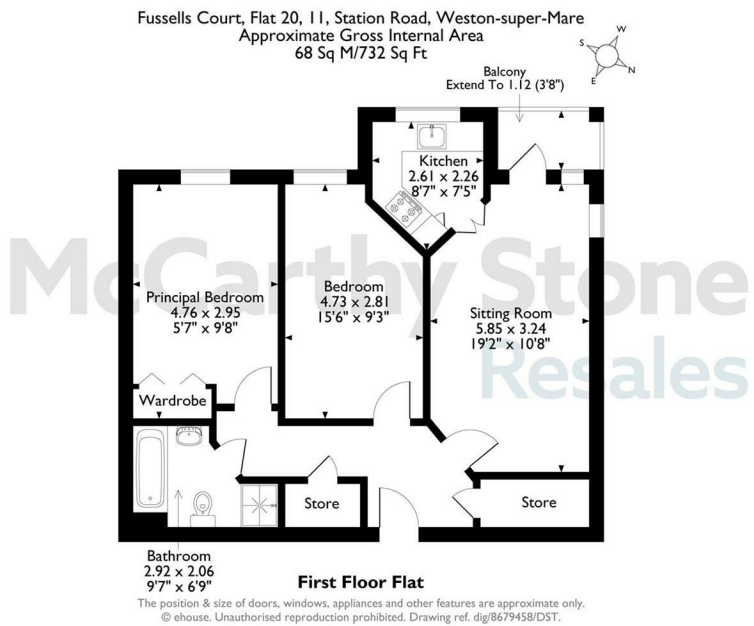




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Registered in England and Wales No. 10716544



20 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 20 Fussells Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £180,000
Leasehold

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

Why you'll love living here:

- First Floor Retirement Apartment - Lift Access To All Floors
- Generous Living Room With Access On To Westerly Facing Balcony
- Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms
- 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

20 Fussells Court, Weston-Super-Mare

 2 |  1 | Asking price £180,000

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.

No.20

.Situating on the first floor, this two bedroom, westerly facing apartment has a walk out balcony accessed from the spacious living room. The kitchen is well equipped with integrated appliances, both bedrooms are of a double size and the bathroom offers a separate bath and shower

Entrance Hall

Entered via a solid entrance door with security spy-hole. A security intercom system linked to the main development entrance door which also connects to the 24/7 Care Line is wall mounted. A walk in cupboard with light and shelving houses the hot water cylinder supplying domestic hot water and concealed 'Vent Axia' system. A further storage cupboard is also accessed from the entrance hall.

Living Room

A generous size, dual aspect living room with double glazed door opening on to a westerly facing balcony with a further window to the side. Focal point fireplace with inset electric fire, electric panel heater and glazed double doors to kitchen.

Kitchen

With a double-glazed window. Range of 'Maple' effect fitted units with contrasting 'granite' effect laminate worktops and incorporating a stainless steel inset sink unit. Comprehensive range of integrated appliances include; a four-ringed hob with extractor hood over, waist-level oven and concealed fridge and freezer. Tiled splashbacks and vinyl floor covering.

Master Bedroom

Double-glazed window. Built-in wardrobe with hanging rail, shelving and mirror-fronted bi-fold doors, electric panel heater.

Bedroom Two

A further double bedroom that could alternatively be used as a study or separate dining room.

Bathroom

White suite comprising; Panelled bath, separate shower cubicle, WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point over. Fully tiled walls, vinyl floor covering, electric wall heater and separate electric heated towel rail, emergency pull cord.

Parking

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

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.

Service Charge: £4,711.22 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 . (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease

125 Year Lease from June 2008

Ground Rent - £851 per annum

Ground rent review: 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.

