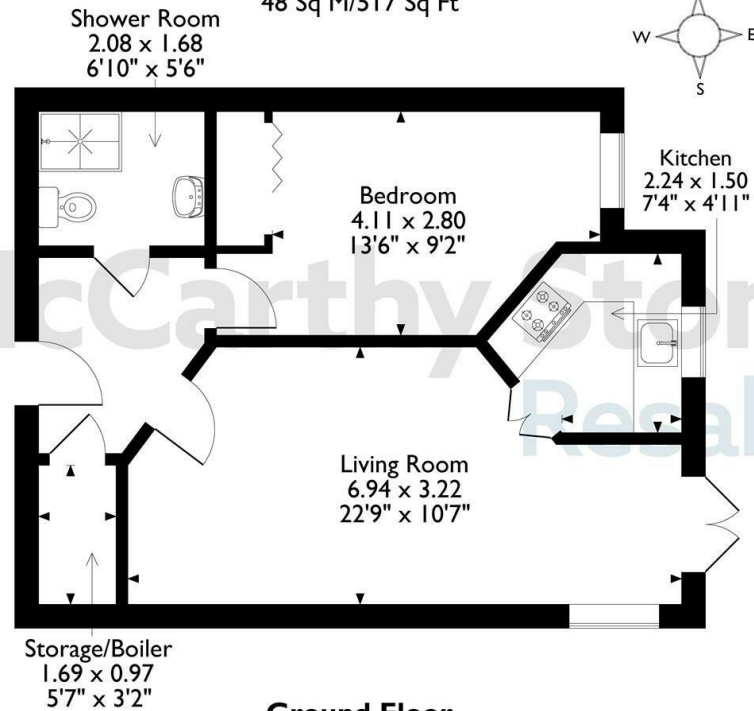


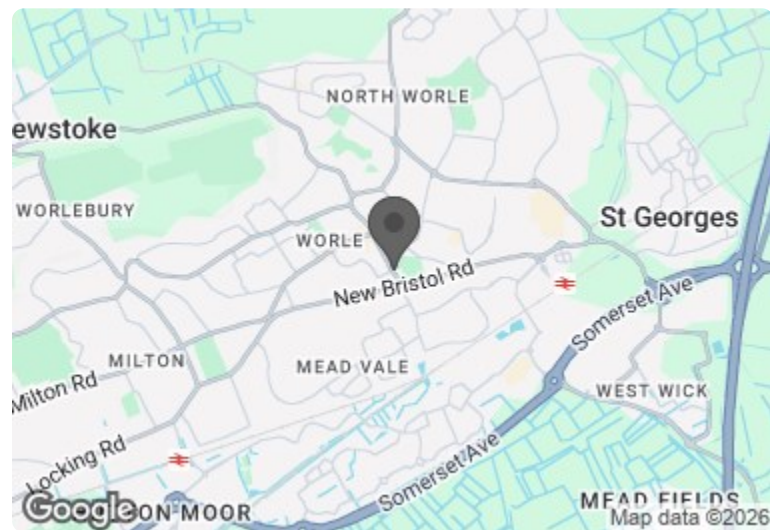
Fussells Court, Flat 3, 11, Station Road, Weston-super-Mare  
Approximate Gross Internal Area  
48 Sq M/517 Sq Ft



**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8685397/DST.

**Council Tax Band: B**



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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you



**3 Fussells Court**

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

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £160,000 Leasehold**

Ground floor, one bedroom retirement apartment with direct access on to a patio area and the communal gardens.

\*Energy Efficient\* \*Pet Friendly\*

**Call us on 0345 556 4104 to find out more.**

# Fussells Court, Station Road, Worle,

## 1 Bed | £160,000

PRICE  
REDUCED

### 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.

### No. 3

Located on the ground floor, this well presented, one bedroom apartment, has direct access from the spacious living room on to a patio area and the communal gardens. The kitchen comes complete with integrated appliances, double bedroom with fitted wardrobe and shower room.

### Entrance Hall

Entered via a solid entrance door with security spy-hole. Wall mounted security intercom system that links to the main development entrance door, and also connects to the 24/7 Care Line. A useful storage cupboard with light and shelving houses the recently replaced hot water tank, along with the concealed 'Vent Axia' system. A feature glazed panelled door leads to the living room.

### Living Room

A welcoming dual aspect room with patio door opening on to a patio area and the communal gardens. A recently replaced feature fireplace with inset coal effect electric fire creates a focal point, along with a recently replaced storage heater. Double doors open to the kitchen.

### Kitchen

With a large double-glazed window overlooking the gardens. Range of pale wood effect fitted wall and base units incorporating under unit lighting. Contrasting 'granite effect' laminate worktops with stainless steel inset sink unit. Integrated appliances include; a four-ringed halogen hob with extractor hood over, waist level oven and concealed, recently replaced, fridge and freezer.

### Double Bedroom

Double-glazed window. Built-in wardrobe with hanging space, shelving and mirror-fronted bi-fold doors.

### Shower Room

White suite comprising; shower cubicle, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with 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 currently 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.

Annual Service charge: £3,140.81 for financial year 28/02/2025 - 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.

