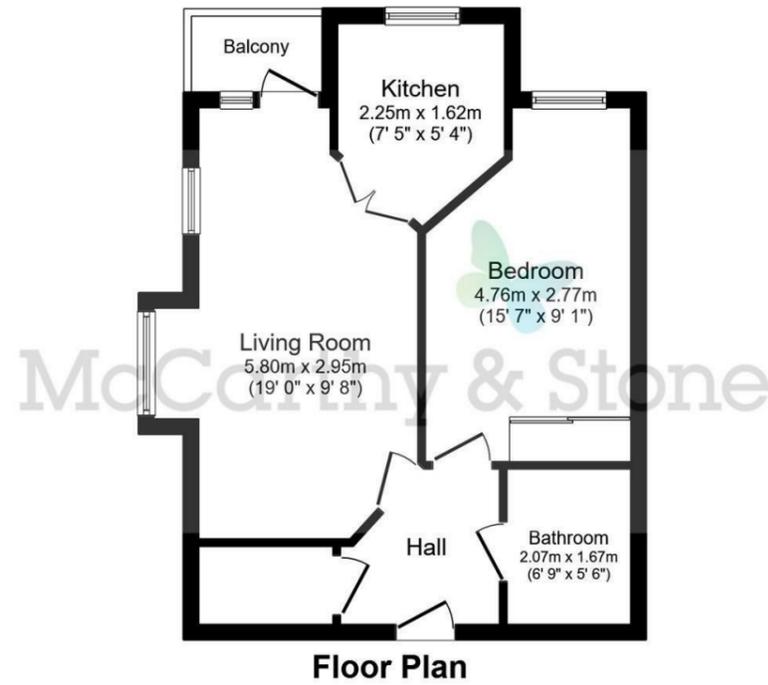


McCARTHY STONE RESALES

19 FUSSELLS COURT

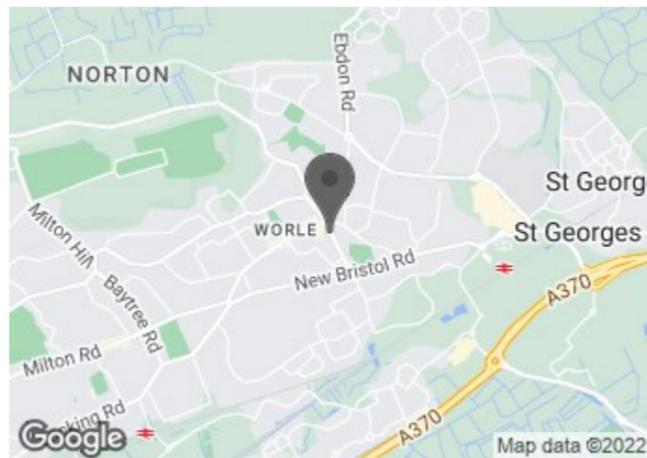
STATION ROAD, WESTON-SUPER-MARE, BS22 6AF



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COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY

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FUSSELLS COURT, STATION ROAD, WORLE, WESTON-SUPER-MARE

INTRODUCTION:

This super one bedroomed apartment occupies a prime position on First Floor the property is tucked privately within a corner location with both a dual aspect and a walk-out balcony providing an interesting and ever-changing outlook over the Street scene below. It also has beneficial South to West aspect thus enjoying the very best of our sunny days. The living room is incredibly bright and airy, the kitchen is well fitted with an extensive range of built-in appliances and the shower room has a large shower enclosure.

Fussells Court is a purpose built Retirement development built by multi award-winning McCarthy and Stone and enjoys a host of communal facilities for the benefit of home owners not least of which is the beautiful home owners lounge overlooking the well managed communal gardens that themselves back onto an 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 excellent house manager who will oversee 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 of £25 per night is made.

The very friendly Home Owners at Fussells Court participate in an amazing range of activities including weekly coffee mornings and afternoon teas, slimming club, internal darts league, film nights, group summer trips and both Summer and Xmas fetes arranged for charity fund raising.

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 Cafe'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.

ENTRANCE HALL

With solid entrance door having spy-hole, security intercom system linked to the main development entrance door. Emergency pull cord, useful walk-in store cupboard with light and shelving housing the boiler supplying domestic hot water.

LOUNGE

Enjoying a dual aspect with two double-glazed windows to the Southerly elevation and French doors with matching side-panel opening onto a pleasant walk-out balcony to the Western elevation. This is a very pleasant naturally bright room. Electric panel heater and double doors to kitchen.

BALCONY:

A pleasant balcony proving for outdoor space with a very sunny South to West aspect and an outlook over the street below. There is an outside light and a privacy panel to one side.

KITCHEN

With a double-glazed window, range of pale wood effect fitted wall and base units with contrasting 'granite effect' laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with extractor hood over, high level oven and concealed fridge and freezer. Tiled splash backs and vinyl floor covering.

1 BED | £149,950

BEDROOM

A double bed with double-glazed window to front elevation, built-in wardrobe with hanging space, shelving and mirror-fronted bi-fold doors, electric panel heater.

BATHROOM

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point over, large shower cubicle with thermostatically controlled shower and glazed shower enclosure, fully tiled walls, vinyl floor covering, electric wall heater and emergency pull cord.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,459.28 pa (for financial year ending 03/23)

OUTSIDE

There are lovely landscaped gardens that enjoy both an Easterly and Southerly aspect ensuring plenty of sunshine for most of the day. The gardens back onto a recreation ground providing a great deal of privacy. There is unallocated car parking available and plenty of unrestricted on-street parking outside.

LEASEHOLD

125 Years from 2008
£425 pa

