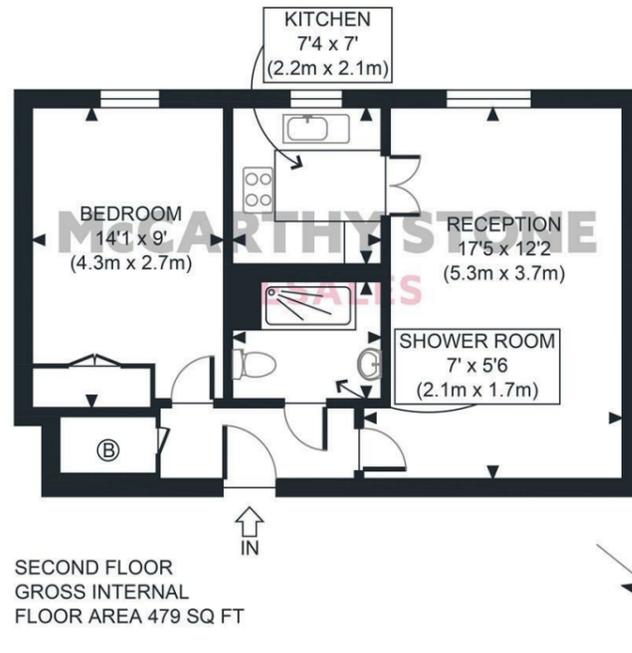


# McCARTHY STONE RESALES

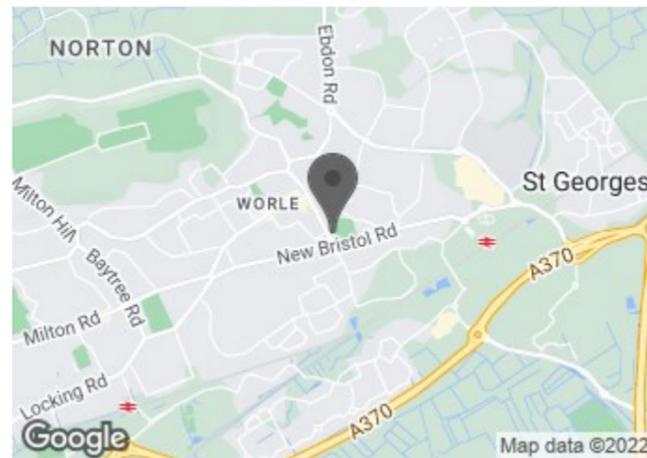
## 39 FUSSELLS COURT

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



APPROX. GROSS INTERNAL FLOOR AREA 479 SQ FT / 45 SQM	Fussells Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 02/09/21
	photoplan

### COUNCIL TAX BAND: 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			

# McCARTHY STONE RESALES

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A One Bedroom Second Floor Retirement Apartment with Far Reaching Views

**ASKING PRICE £145,950 LEASEHOLD**

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

## INTRODUCTION

Located on the second floor, the property enjoys the afternoon sun and an ever-changing street view across the roof tops to Worlebury Hill and in the southern distance, the Mendip Hill range. There is a good-sized lounge, kitchen with integrated appliances, double bedroom and modern shower room. Well presented decoratively with coving to ceilings.

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 will oversee 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 of £25 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, we have 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. McCarthy Stone works closely with Morrisons

Supermarket, and home owners can place a telephone order for their weekly groceries - with no delivery fee. This is a prompt and reliable service aimed specifically at McCarthy Stone homeowners. The development is in easy distance of the local pharmacies, all who deliver medications to Fussells Court.

## 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. Electric panel heater. A boiler cupboard with light and shelving houses the hot water tank supplying domestic hot water and concealed 'Vent Axia' system. A feature glazed panelled door leads to the living room.

## LOUNGE

With UPVC, double-glazed window providing a pleasant view over roof tops to Worlebury Hillside and the Mendip Hill range on the southern outskirts of the Town. There is a focal point fireplace with an inset electric fire which offers light and/or heat in addition to a Dimplex electric heater. Glazed double doors to kitchen.

## KITCHEN

With a double-glazed window with views, range of pale wood effect fitted wall and base units incorporating under pelmet lighting. Contrasting 'granite effect' laminate worktops house a stainless steel inset sink unit. Integrated appliances include; a four-ringed halogen hob with extractor hood over, practical waist level oven and concealed fridge and freezer. Tiled splash-backs and vinyl floor covering.

## BEDROOM

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

## BATHROOM

Modern white suite comprising of; close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with 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 separate electric heated towel rail, emergency pull cord.

# 1 BED | £145,950

## 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 sports field providing a great deal of privacy. There is ample car parking available with a yearly permit for which there is a charge of circa £250 per annum. There is also plenty of on-street parking outside.

## GROUND RENT

125 Years from 2008  
£425 pa

