



McCarthy & Stone
RESALES



1 Fussells Court Station Road, Weston-Super-Mare, BS22 6AF
Offers in the region of £225,000 LEASEHOLD

For further details
please call 0345 556 4104

1 Fussells Court Station Road, Weston-Super-Mare, BS22 6AF

A spacious two bedroom ground floor CORNER POSITION apartment on the GARDEN SIDE.

Arguably this best positioned of all the apartments in this increasingly popular development. 1 Fussells Court is garden apartment privately tucked away in a corner spot with a lovely open outlook across the recreation ground. It is also, of course very conveniently placed for access to all the main communal facilities including the laundry and super Communal lounge. There is also direct access to a small screened terrace area providing for that all-important outdoor space, this too is adjacent to the open space of the recreation ground. The accommodation is spacious and bright, courtesy of the dual aspect, with a very pleasant living room, well-appointed kitchen, two good bedrooms, modern bathroom and generous storage.

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 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. This is a friendly and welcoming development and Home Owners 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. Of course, there is no obligation to join in any activity but speaking to home owners will leave you in no doubt as to how much they are enjoyed by all.

ENTRANCE HALL

With solid entrance door having spy-hole, security intercom system linked to the main development entrance door. Emergency pull cord, electric panel heater. Three storage cupboards comprising; a boiler cupboard with light and shelving housing the hot water tank supplying domestic hot water and concealed 'Vent Axia' system, coats cupboard with hanging and shelving and a third with ample shelving. A feature glazed panelled door to living room.

LIVING ROOM

A good-sized bright and airy room courtesy of the dual aspect having double-glazed French doors opening onto a screened patio area backing onto the open aspect of the Recreation Ground (used principally for sports). A further double glazed window is on the side elevation. There is a focal point fireplace with inset electric fire, electric panel heater and glazed double doors to kitchen.

KITCHEN

With a double-glazed window with open outlook, 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 dishwasher, fridge and freezer. Tiled splashbacks and vinyl floor covering.

BEDROOM ONE

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

BEDROOM TWO

Of a good size and of an interesting irregular shape with a double-glazed window with a pleasant outlook, electric panel heater.

BATHROOM

Modern white suite comprising; WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point over, panelled bath with overbath shower and glazed screen, fully tiled walls, vinyl floor covering, electric wall heater and separate electric heated towel rail, emergency pull cord.

GENERAL

We understand from the vendors that the electric heating system was upgraded within the last few years to include knew panel heaters timer operated with individual overrides.

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

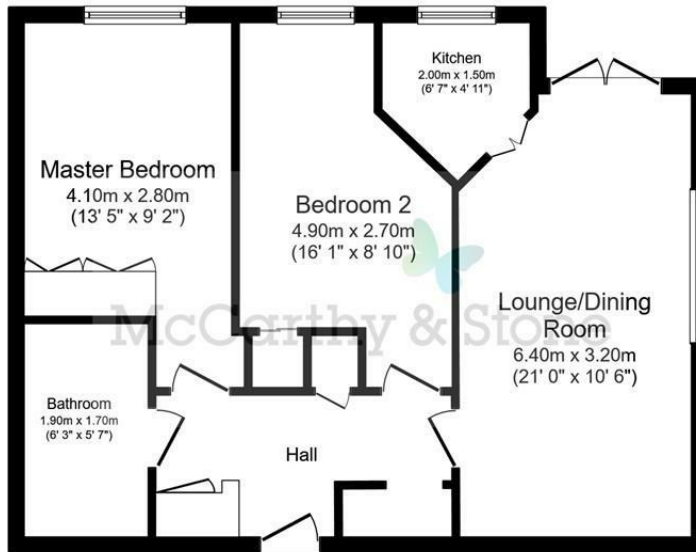
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out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

LEASEHOLD

125 Year Lease from 2008







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

