

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

.....a fresh approach with over 50 years experience



Worle £150,000

- * Purpose Built Retirement Apartment * South Westerly Facing
- * Lounge/Diner & Double Bedroom * Communal Gardens
- * Kitchen & Shower Room * Residents Lounge



114 High Street, Worle, BS22 6HD

Description

There is 'no onward chain' with this purpose built retirement flat, situated on the ground floor and benefiting from a south westerly position within the building. The 17'5" living room has double doors which open out onto a patio and communal gardens, again enjoying a south westerly aspect, maximizing sunshine in the afternoon and into the evening. The bedroom can be considered as a 'double', with built-in wardrobe and the kitchen includes integrated appliances. There is a house manager on hand, plus an emergency 24 hour system for added safety. Fussells Court is a well regarded complex for those aged 60 years and above, ideally located for Worle High Street shops and amenities.

Accommodation

Entrance

Communal entrance with intercom entry system. Door to communal hallway and residents lounge. Access to

Entrance Hall

Built-in cupboard housing the hot water tank and fuse box. Emergency pull cord system. Smooth ceiling finish with coving.

Living Room 17' 5" x 10' 11" (5.30m x 3.32m)

A lovely size reception room with double doors opening out onto a south westerly patio and communal side garden. Fireplace with hearth and surround, housing an electric fire. TV and telephone points. Electric heater. Smooth ceiling finish with coving. Access to

Kitchen 7' 3" x 7' 0" (2.21m x 2.13m)

Fitted wall and base units with roll edge work surfaces, inset sink unit with mixer tap and tiling to splash backs. Integrated oven and hob with cooker hood over. Integrated fridge and freezer. Smooth ceiling finish with coving. Double glazed window to side aspect.

Bedroom 12' 2" x 9' 0" (3.71m x 2.74m)

Built-in wardrobe with mirrored folding doors. Electric heater. Smooth ceiling finish with coving. Double glazed window to side aspect.

Shower Room 7' 0" x 5' 6" (2.13m x 1.68m)

maximum. Large shower enclosure with mains shower, vanity unit/wash hand basin with cupboard below and low level WC. Fully tiled walls. Heated towel rail. 'Dimplex' electric wall heater. Smooth ceiling finish with coving.

Tenure – Leasehold for 125 years from 2008

Grond Rent £495pa. Management Charge TBC
EPC Rating is 'B'

NB

Service Charge (breakdown) • 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 •Visitors Apartment available to hire.

GROUND FLOOR
461 sq.ft. (42.6 sq.m.) approx.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.