

Harris & Lee
Estate Agents

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



Off Worle High Street OIRO £170,000

- * Retirement Apartment
- * Bathroom with Shower
- * 22'7" Lounge /Diner
- * Westerly Facing Balcony
- * 2 Bedrooms
- * Communal Facilities



114 High Street, Worle, BS22 6HD

Description

This really is a great location to live in for your retirement, being within a short level walk of the high street, bus stop and health centre. Fussells Court is a well appointed retirement complex offering a number of communal facilities together with well planned accommodation. There is a 22' 7" lounge/diner with access to a westerly facing balcony, kitchen. 2 bedrooms and bathroom with shower. NO CHAIN

Accommodation

Entrance Hall

Digitally controlled night storage heater. Cupboard housing the hot water cylinder.

Useful Walk-In Store Cupboard 10' 0" x 4' 3" (3.05m x 1.29m) With light and range of shelving.

Lounge/Diner 22' 7" max x 10' 7" max (6.88m x 3.22m) Fireplace with coal effect electric fire. Digitally controlled night storage heater. Coved ceiling. Dual aspect with double glazed window to side and double glazed window and door to front opening onto the westerly facing **Balcony** situated at the front of the building.

Kitchen 7' 4" x 6' 0" average (2.23m x 1.83m) Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Inset single drainer sink unit, integrated fridge, freezer, oven and hob with cooker hood over. Coved ceiling and extractor fan. Double glazed window to front. There is no need for a washing machine as the residence have use of a laundry room with washing machines and dryers.

Bedroom 1 13' 5" x 9' 7" (4.09m x 2.92m) plus built-in wardrobes with mirrored doors. Dimplex electric heater. Coved ceiling. Double glazed window to front.

Bedroom 2 15' 6" max x 9' 2" (4.72m x 2.79m) Dimplex electric heater. Coved ceiling. Double glazed window to front.

Bathroom

White suite of low level panelled bath, wash hand basin with cupboards under and low level WC. Tiled shower enclosure with mains shower over. Fully tiled walls. Electric heated towel rail. Wall mounted fan heater. Extractor fan.

Tenure/Charges

Service charge: £2,459.28 pa (for financial year ending 03/23) Lease Information Lease Length: 125 years from 2008 Ground Rent: £425 per annum Council Tax Band 'C'. Energy Rating '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



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.