



01983 292929

Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.



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Fox & home

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48 Somers Brook Court

Newport, Isle of Wight, PO30 5UN

£280,000

A beautifully presented and spacious two bedroom apartment with its own terrace located on the first floor and occupying a particularly good position with a nice outlook. The modern block is superbly positioned in the town centre and offer something extra for those aged 70 plus, and who require assisted living within a comfortable and well considered environment. With 24 hour, 365 day staff on site; a subsidised restaurant to provide hot lunches; gorgeous guest suite available to rent; laundry room and communal gardens.

Available with vacant possession and chain free.



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awaiting floor plan

Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

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Please call 01983 292929

For a free no obligation valuation

Front door into:

Hallway:

Spacious hall with double glazed window to one end and doors to most rooms.

Bedroom One: 11'55" x 10'70"

Double room with double aspect overlooking a tree lined verge. Two double glazed windows, built in wardrobe outside the room size.

Bathroom/ Shower Room:

A spacious wet room with fully tiled walls, walk in mains shower, low profit bath with aid mechanism . Special W.C, vanity sink unit with cupboard.

Bedroom Two: 11'53" x 9'08"

This room will accommodate a double bed if required. Double glazed windows with three land verge outlook.

Storage cupboard:

A spacious cupboard with wall mounted electric consumer unit.

Living Room:

A bright and welcoming space with ample room for a small table and plenty of furniture. Focal fireplace with electric coal effect fire. Double glazed windows and a double glazed door to the balcony. A nice outlook considering you are in the middle of town.

Kitchen: 7'12" x 9'91"

Modern and well designed fitted kitchen with electric cooker, oven, built in fridge/freezer, soft closing doors and drawers. Double glazed window.

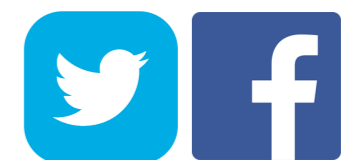
Parking:

A space maybe available to rent from the house manager but is not included in the sale.

The apartment bloc has a communal living room, subsidence canteen and outside decked area. Washing machines are also located on site.



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Tenure: Leasehold (TBC)

Council Tax Band: Band C Energy Performance Rating: C(79)

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