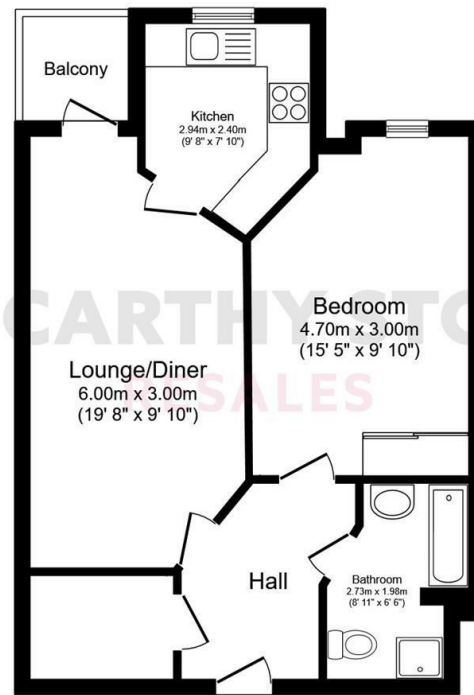


# McCARTHY STONE RESALES

## 19 SOMERS BROOK COURT FOXES ROAD, NEWPORT, PO30 5UN



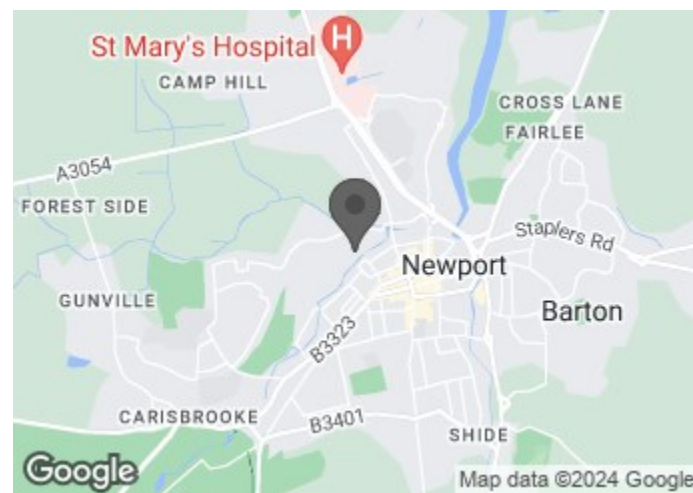
Total floor area 49.1 sq.m. (528 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



A spacious ONE BEDROOM, FIRST FLOOR retirement apartment (70+) with IT'S OWN PRIVATE BALCONY directly from the apartment.

# McCARTHY STONE RESALES

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**PRICE REDUCTION**

**ASKING PRICE £115,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# SOMERS BROOK COURT, NEWPORT, ISLE

# 1 BEDROOMS £115,000

Constructed in early 2014 by McCarthy Stone, Somers Brook Court is providing a lifestyle living opportunity for the over 70'S and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent Estate Manager and Staff whose oversee the smooth running of the development. The property enjoys excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied daily table-service lunch, laundry, scooter store and landscaped gardens. Homeowners also benefit from an hour of free domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

Somers Brook Court is within 850 metres of the High Street of this, the historic capital Town of the Island, and as such is very conveniently placed for day to day amenities. In addition, a Sainsburys supermarket is just a few minutes walking distance.

## ENTRANCE HALL

With a Oak-veneered entrance door with spy-hole, security intercom system. Emergency pull cord, large walk in storage cupboard/ walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water, and the 'Vent Axia' heat exchange unit providing an economic heat recovery system utilising the hot air generated within the property, filtering and recirculating this back into the principle rooms.

## LIVING/ DINING ROOM

An extremely bright and welcoming room benefiting

from a French door providing access directly from the apartment out to a private balcony. Plenty of space for a dining area. Access to the kitchen.

## KITCHEN

With an electrically operated triple-glazed window. There is an excellent range of wood effect fronted fitted wall and base units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic four ring hob with a stainless-steel chimney extractor hood over, high level oven and concealed fridge and freezer. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

## BEDROOM

A double bedroom with triple-glazed window and fitted mirrored double wardrobe.

## WETROOM

Modern white suite comprising of a close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point, walk-in level access shower with a thermostatically controlled shower on an adjustable slide. Separate bath with grab handles. Fully tiled walls and wet room styled vinyl flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

## CAR PARKING

Private car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list.

## 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
- One hour of domestic support per week is included in the service charge

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

Service charge: £8,462.52 per annum (for financial year end 31/03/2024).

## LEASEHOLD

Lease 125 Years from January 2013

Ground Rent: £435 per annum

Ground Rent review date: January 2028

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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