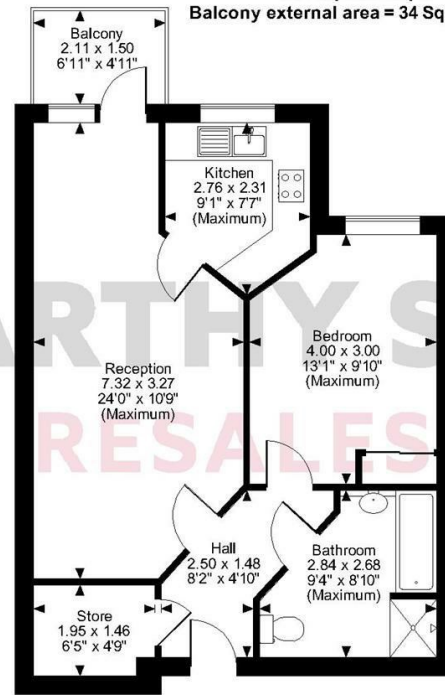


Somers Brook Court, Foxes Road, Newport
 Approximate Gross Internal Area
 564 Sq Ft/52 Sq M
 Balcony external area = 34 Sq Ft/3 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

13 SOMERS BROOK COURT, FOXES ROAD, NEWPORT, PO30 5UN



COUNCIL TAX BAND: B



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

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A LOVELY 1 bed Ground floor Retirement Apartment offered in GREAT CONDITION and boasting a DESIRABLE SCENIC OUTLOOK. The property also boasts a WALK-OUT BALCONY with direct access from the lounge. Furniture can be included.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

ASKING PRICE £115,000 LEASEHOLD

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

SOMERS BROOK COURT FOXES ROAD, NEWPORT, HAMPSHIRE, PO30 5UN

1 BED | £115,000

SOMERS BROOK COURT

Constructed in early 2014 by award-winning retirement home specialists McCarthy and Stone, Somers Brook Court is a 'Retirement Living Plus' development providing a lifestyle living opportunity for the over 70'S designed for independent living with the peace-of-mind provided by the daily support of our Estate Manager and Staff who oversee the smooth running of the development. The property enjoys excellent communal facilities including a homeowner's lounge, restaurant with a fantastic daily lunch service, laundry, scooter store and landscaped gardens. Homeowners also benefit from an hour of 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 charge of £25 per night applies.

Somers Brook Court activities include exercise classes, coffee mornings, film nights, monthly bingo, beetle drive and cheese and wine evenings, a memory group, and numerous guest speakers. Whilst there is something for everyone there is certainly no obligation to participate and home owners can remain as private or be as involved as they wish..

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 Sainsbury's supermarket is just a few minutes walking distance.

ENTRANCE HALL

Security intercom system that provides a verbal link to the main development entrance door. Emergency pull cord, walk-in store/airing cupboard with light and shelving housing the Gledhill boiler. Doors leading to the bedroom, living room, and bathroom.

LIVING ROOM

A very bright and comfortable room. Triple-glazed French door and matching side-panel opening onto the walk-out balcony and

it's pleasant outlook. A feature glazed panelled door leads to the kitchen.

BALCONY

A lovely balcony with a pleasant outlook of the well maintained greenery below, complete with its resident Wildfowl.

KITCHEN

With an electrically operated glazed window. There is an excellent range of 'Maple effect' units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, waist-high oven and concealed fridge and freezer. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting. Washing machine included.

BEDROOM

A well-proportioned double bedroom. having a triple-glazed picture window, built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors.

WETROOM

Modern 'age-friendly' wetroom style having a white suite comprising; close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point, panelled bath and a separate walk-in level access shower. Electric heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and wet room styled vinyl flooring.

LEASEHOLD INFORMATION

Lease 125 Years from 2013

Ground Rent £435

Ground rent review: Jan-28

SERVICE CHARGE

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts

- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £9,282.00 per annum (up to financial year ending 31/03/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

ADDITIONAL INFORMATION & SERVICES

**** Entitlements Service**** Check out benefits you may be entitled too, to support you with service charges and living cost's.

**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

PARKING

Parking is by allocated space subject to availability. The fee is usually £250.00 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

