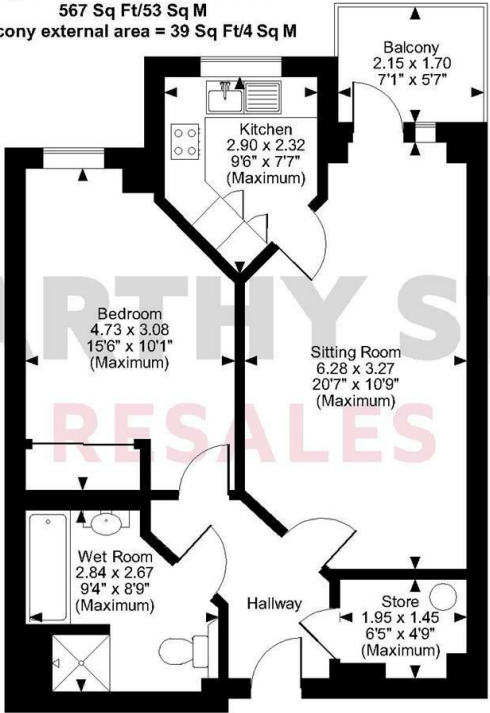


Somers Brook Court, Foxes Road, Newport, Isle of Wight  
Approximate Gross Internal Area  
567 Sq Ft/53 Sq M  
Balcony external area = 39 Sq Ft/4 Sq M



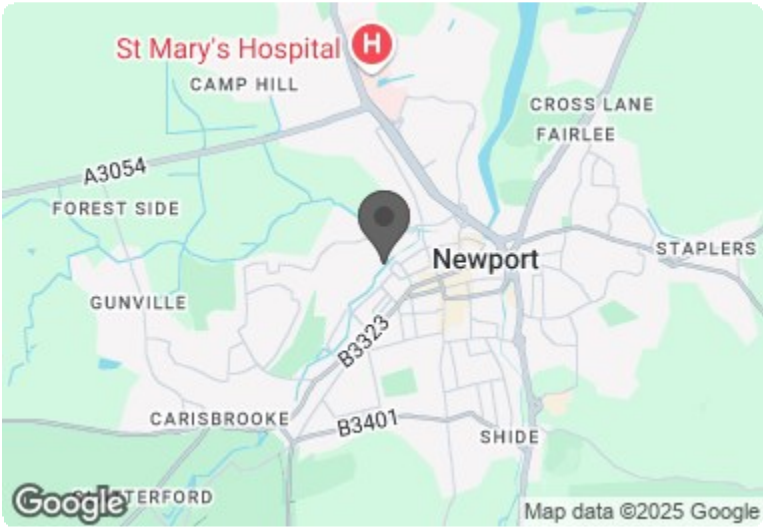
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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52 Somers Brook Court  
Foxes Road, Newport, PO30 5UN

PRICE  
REDUCED



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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PRICE REDUCTION  
Asking price £89,000 Leasehold

SUNNY one bed Retirement Apartment situated on the FIRST FLOOR offered in GREAT CONDITION and benefitting from a SUNNY BALCONY and offered in SUPERB CONDITION.

Call us on 0345 556 4104 to find out more.



# Somers Brook Court, Newport, Isle of

1 Bed | £89,000

### 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 and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent 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, varied daily table-service lunch, 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 small charge of £25 per night applies. It's so easy to make new friends and to lead a busy and fulfilled life at Somers Brook Court; there are always plenty of regular activities to choose from including; 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 'dip in and out' of activities 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

Front entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, 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 Room

A lovely bright space with feature fireplace, and door to sunny balcony. Ceiling lights and power points. A feature glazed panelled door leads to the kitchen.

### Kitchen

There is an excellent range of 'Maple 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 hob with a stainless-steel chimney extractor hood over, oven, concealed fridge and freezer. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

### Bedroom

A well-proportioned double bedroom with a built in wardrobe.

### Bathroom

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, panelled bath and a separate walk-in level access shower with a thermostatically controlled shower on an adjustable slide. Fully tiled walls and wet room styled vinyl flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

### Leasehold

Ground Rent £435.00  
Lease 125 Years from 2013  
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: £9,565.87 per annum (up to financial year end 28/02/2026).

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

- SuperFast 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.

PRICE  
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