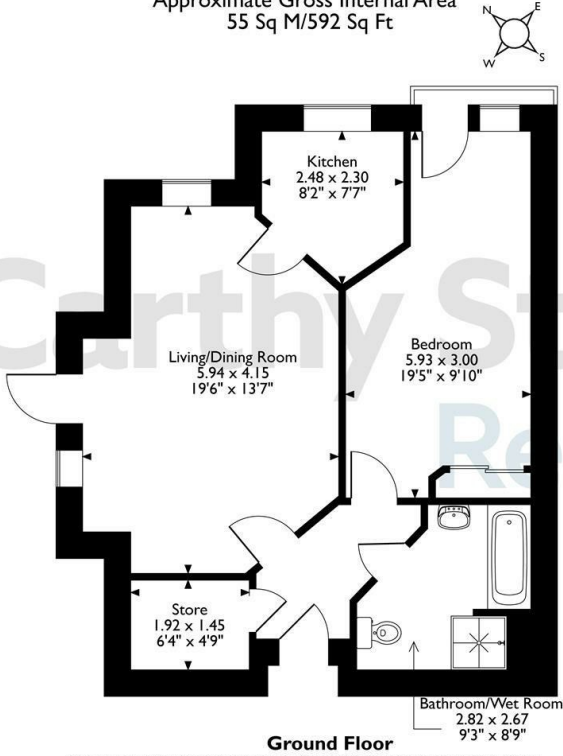
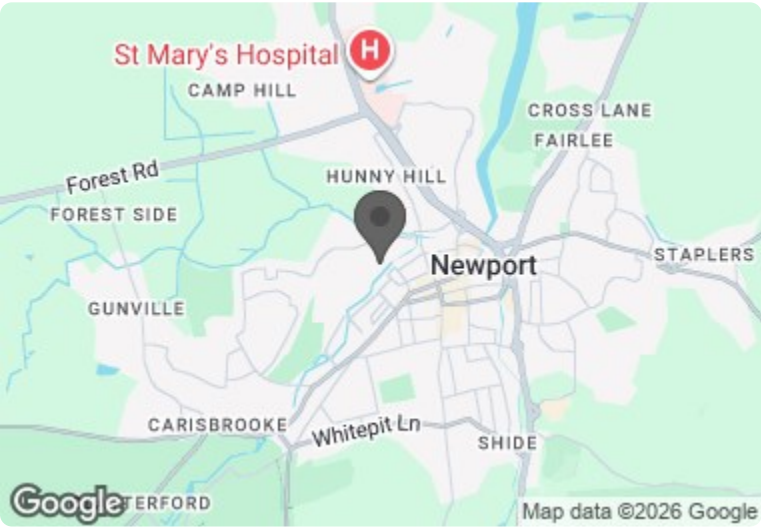


Somers Brook Court, Flat 32, Foxes Road, Newport
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



32 Somers Brook Court

Foxes Road, Newport, PO30 5UN

PRICE
REDUCED



PRICE REDUCTION

Asking price **£95,000 Leasehold**

A spacious ONE BEDROOM retirement living plus apartment (70+), situated on the GROUND FLOOR and boasting IT'S OWN PRIVATE PATIO accessed directly from the living room. The development has wonderful communal areas, landscaped gardens and a table service restaurant.

Call us on **0345 556 4104 to find out more.**

Foxes Road, Newport

INTRODUCTION:

Constructed in early 2014 by McCarthy Stone, Somers Brook Court provides a lifestyle living opportunity for the over 70'S.

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 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 solid Oak-veneered 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 store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water, and the 'Vent Axia' unit. A glazed panelled door leads to the Living room.

LIVING / DINING ROOM:

An warm, bright and welcoming room courtesy of the triple-glazed French door and side-panel which opens onto a pleasant private patio area with room for garden furniture A feature glazed panelled door leads to the kitchen.

KITCHEN:

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

BEDROOM

A well-proportioned double bedroom extending into a recessed area. Triple-glazed picture window, built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors.

BATH/SHOWER ROOM:

Modern white suite comprising; 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. Electric heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and wet room styled vinyl flooring.

PARKING

Private car parking is available with a yearly permit at a



1 Bed | £95,000

charge of around £250 per annum for which there may be a waiting list.

LEASEHOLD

Lease 125 Years from January 2013

Ground Rent: £435 per annum

Ground Rent review: January 2028

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: £9,565.87 per annum (for financial year end 28/02/2026).

ADDITIONAL SERVICES AND INFORMATION

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



PRICE
REDUCED