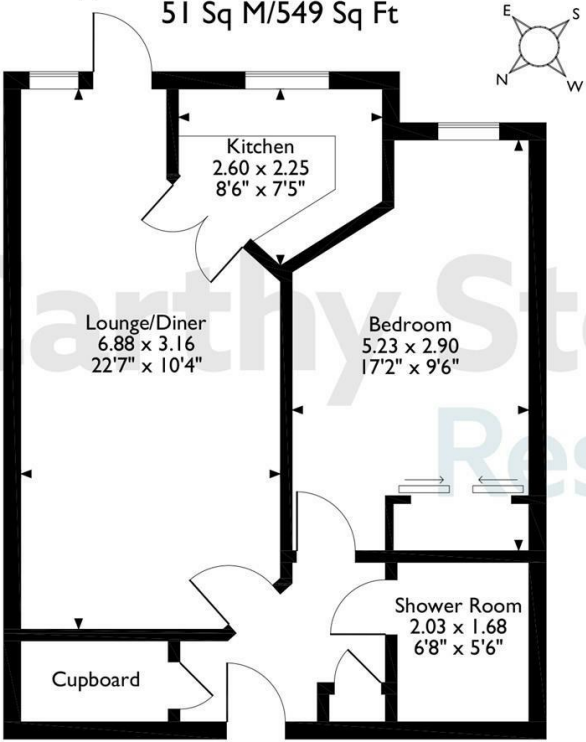
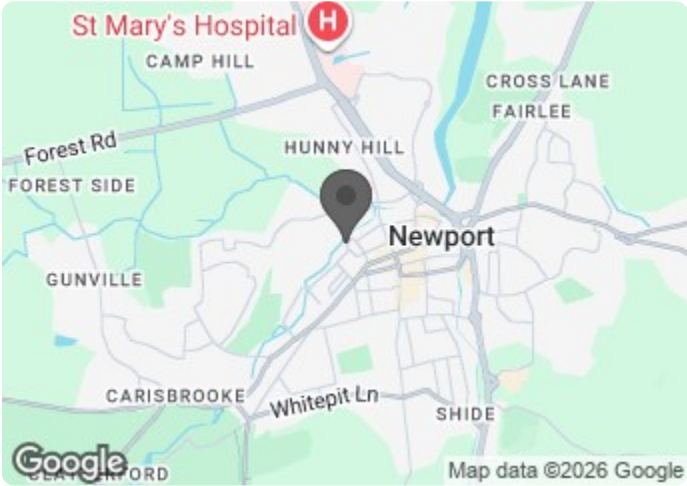


3 Medina Court, Old Westminster Lane, Newport  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8647651/DST.

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(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	

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.



## 3 Medina Court

Old Westminster Lane, Newport, PO30 5PW



## Offers over £145,000 Leasehold

A bright and beautifully presented FULLY MODERNISED one bedroom GROUND FLOOR Retirement Living apartment within our Medina Court development, Door from living area leads to a PATIO AREA. A PRIVATE PARKING SPACE is available subject to availability.

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



# 3 Medina Court, Old Westminster Lane, Newport, Isle of Wight, PO30 5PW

## Summary

Constructed in late 2008 by award-winning retirement home specialists McCarthy and Stone, Medina Court is a ‘Retirement Living’ development providing an independent lifestyle opportunity for those aged over 60 with the peace-of-mind provided by support of our excellent House Manager who oversees the smooth running of the development. The development enjoys superb communal facilities including an excellent homeowner’s lounge, laundry room, scooter store and landscaped gardens backing onto a running Brook. There is also a resident's car park to the side of Medina Court. In addition, all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing a 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 nightly charge applies. Medina 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.

It’s so easy to make new friends and to lead a busy and fulfilled life at Medina Court; there is a very active social scene with varying events and activities including; coffee mornings, film nights, bingo, exercise classes, fish and chip suppers right through to organised day trips. 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.

3 Medina Court is a beautifully presented and modernised ground-floor apartment, comprised as follows:

## Entrance Hall

A solid entrance door with spy hole leads to a hall. Security intercom system that provides a verbal link to the main development entrance door. Emergency pull cord, cloaks cupboard, walk-in store/airing cupboard with light, shelving and housing the Gledhill hot water cylinder (newly installed Oct 25) and concealed ‘Vent Axia’ unit. Panelled door to Living Room.

## Living Room

A spacious and tastefully presented living room with a

segmented Oak-effect floor dining area at the rear end, with a wall light, panel heater and window to the side, leading on to the glazed patio door opening onto a quaint patio area. TV and telephone points. Two ceiling lights, raised electric power sockets. A feature fire surround and decorative electric fire. Twin glazed panelled doors lead to the kitchen.

## Kitchen

With a double-glazed window. The fully modernised kitchen has an excellent range of gloss cream fronted fitted wall and base units with cream Corian solid worktops and seamless moulded up-stands incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed NEFF induction hob with an extractor hood over, NEFF microwave and oven with slide and hide door, concealed NEFF fridge freezer and a concealed Bosch dishwasher. Silver coloured splash-backs, Oak-effect flooring, ceiling fluorescent light fitting.

## Bedroom

A good-sized double bedroom, that has a double-glazed window, panel heater and a double built-in wardrobe with hanging rail, shelving and mirror-fronted doors. Ceiling light, TV and phone point.

## Bathroom

The newly formed wet-room has a modern white suite and comprises raised height WC (with a discrete pull-down grab rail to the side if required), vanity wash-hand basin with cupboard unit below, and mirror above and shaver point, walk-in shower, with tasteful chrome grab-rails and glazed screen. The electric heated towel rail has the benefit of a timer switch. There is an emergency pull cord and ceiling light. Fully tiled walls.

## Service Charge (Breakdown)

Service Charge

- Cleaning of communal windows and carpets
- 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

# 1 bed | £145,000

of communal areas

- Buildings insurance

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

Service charge: £2,842.68 pa (for financial year ending 01/04/2026)

## Leasehold

Lease 125 Years from 2008

Ground Rent £730.81 per annum

Ground rent review date: June 2035

## Additional Information and Services

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

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living costs.

**\*\* 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 into 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.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

## Parking

Subject to availability, private parking spaces are allocated free of charge.’

