



**MARVINS**  
ESTATE AGENTS



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

£90,000

A spacious and light one bedroom upper ground floor apartment with a super balcony off the Lounge, situated in a complex available for those aged 70+, providing luxurious assisted living. CENTRAL TOWN POSITION with landscaped communal gardens; subsidised restaurant to provide hot lunches and 24 hour on site assistance.

This lovely one bedroom apartment is well appointed and provides spacious accommodation. Somers Brook is a beautifully designed apartment complex. They are well located for the town centre and offer something extra for those who require assisted living within a comfortable and well considered environment. With 24 hour, 365 day staff on site; a subsidised restaurant to provide hot lunches; gorgeous guest suite available to rent; laundry room and communal gardens, the apartment block provides lifts to all floors and a beautiful residents lounge. The environment gives both security and independence for the residents and includes 1 hour per week apartment cleaning and has a garage area with power points for mobility vehicles.

### COWES OFFICE

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## 20 SOMERS BROOK COURT FOXES ROAD, NEWPORT, ISLE OF WIGHT PO30 5UN

Front door to Entrance Hall. Emergency pull cord. Large cupboard off housing boiler.

### BATHROOM/WET ROOM

Incorporating bath, shower area, WC and hand basin with cupboards under. Emergency pull cord. Heated towel rail.

### BEDROOM ONE

14'4" x 10'1" (4.37m x 3.07m)

Built in wardrobe.

### LOUNGE

19'7" x 10'8" (5.97m x 3.25m)

A bright room with a super balcony off which in turn enjoys a most pleasant view over the brook below.

### KITCHEN

7' x 7'7" (2.13m x 2.31m)

A smart attractive Kitchen with a good range of units. Built in oven and separate electric hob. Single drainer sink unit. Integrated fridge and freezer.

### OUTSIDE

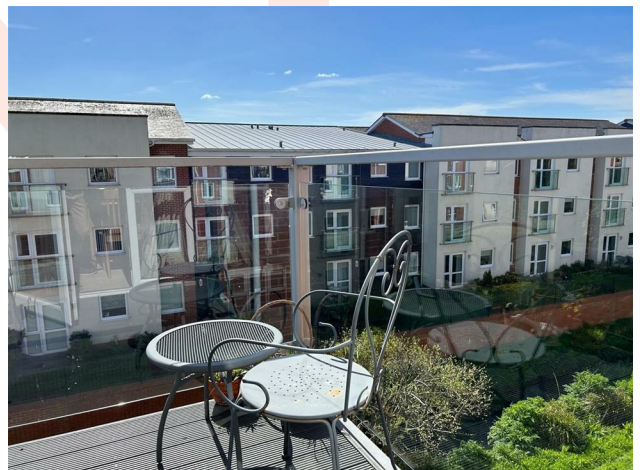
#### TENURE

Leasehold. Balance of 125 years from and including 1 June 2013

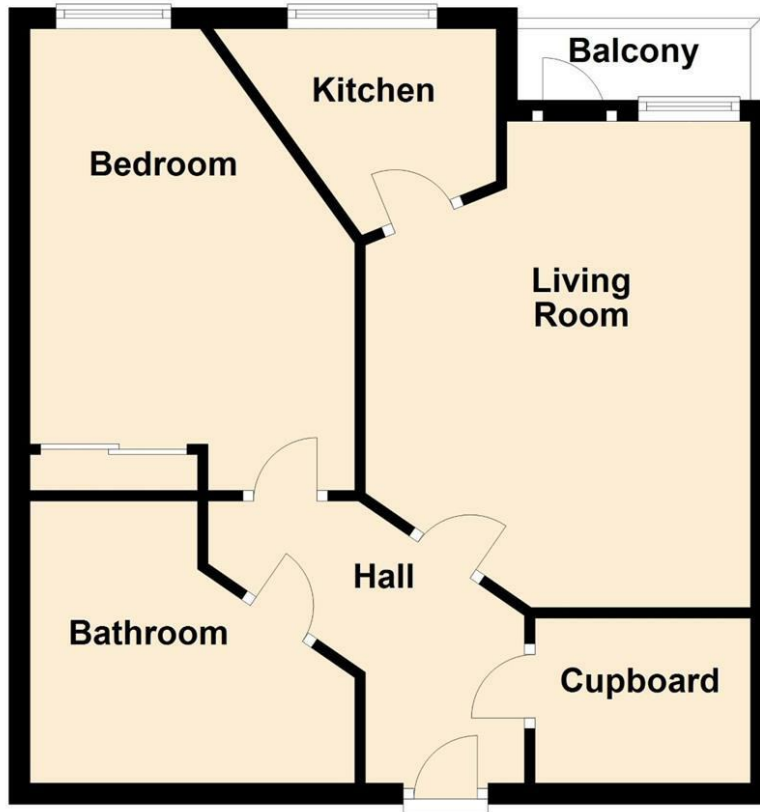
Service charge 1 April - 31 March 2024 £8462.52

Ground Rent £435.00 per annum

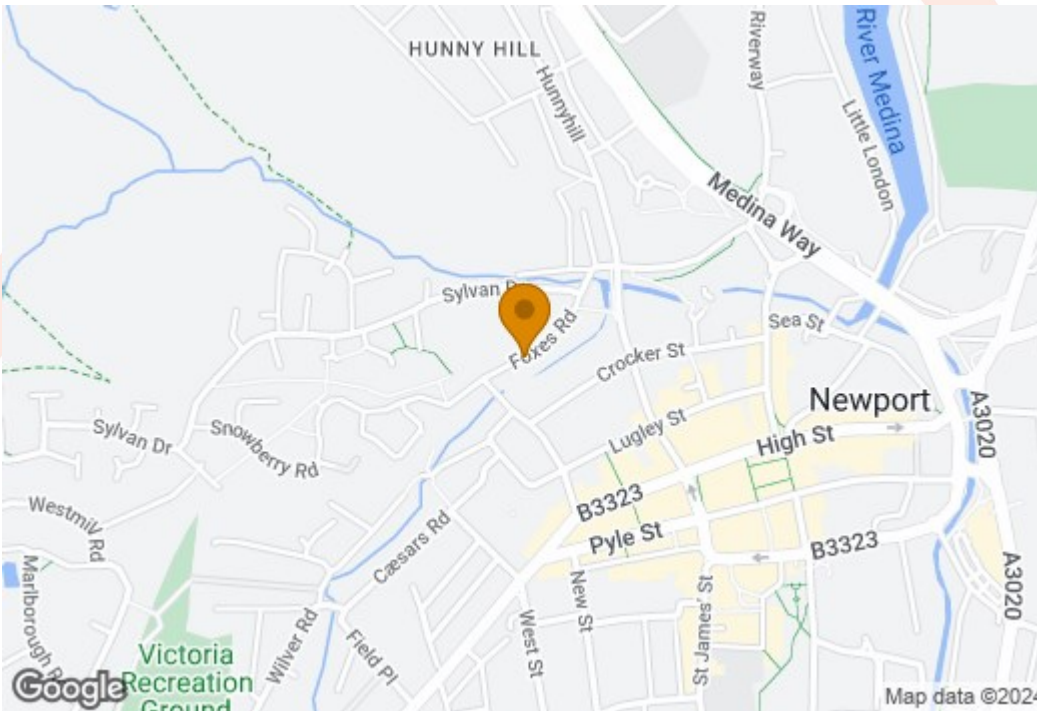
Council Tax Band B



## Floor Plan



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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