



MARVINS
ESTATE AGENTS



SOMERS BROOK CT FOXES ROAD, NEWPORT, PO30 5UN **£80,000**

Welcome to Somers Brook, Newport - a charming location for this delightful one Bedroom Apartment situated in a popular Retirement complex that boasts a balcony offering a pleasant aspect. The complex is conveniently close to the town, making it ideal for those who enjoy easy access to amenities. As you step inside, you'll be greeted by a well-presented interior that is both light and airy, creating a warm and inviting atmosphere throughout the Apartment. The balcony off the Lounge provides the perfect spot to relax and unwind while taking in the pleasant aspect. The Bedroom is of double size and there is a practical Wet room/ Shower room too.

The complex for the over 70s is serviced by a lift or stairway residents enjoy a communal Lounge, Dining Room and Laundry Room. The service charge includes building insurance, water rates, emergency call button system and a 24 hr house manager plus a cleaner once a week. Also subsidised food cost. This charge has been paid until March 2025.

This Apartment is well worth a viewing.

COWES OFFICE

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Entrance Door to Reception Hall with a large cupboard off housing the boiler and meter. Emergency pull cord.

SHOWER/WET ROOM

9'3" x 8'10" (2.82m x 2.69m)

Fully tiled and comprising shower cubicle, WC and hand basin. Raised platform for washing machine (including plumbing) and dryer. Emergency pull cord.

LOUNGE

13'6" max x 19'6" (4.11m max x 5.94m)

A lovely light room with front and side aspect. Off to one side is a pleasant balcony area.

KITCHEN

7'7" x 6'11" (2.31m x 2.11m)

Attractive Kitchen comprising a range of wall and base units. Fitted 'Hotpoint' electric oven and separate hob. Integrated fridge/freezer.

BEDROOM

10' max x 19'3" max (3.05m max x 5.87m max)

A good size bedroom with Juliette balcony and built in wardrobe.

TENURE

Leasehold. Balance of 125 year lease from 2013.

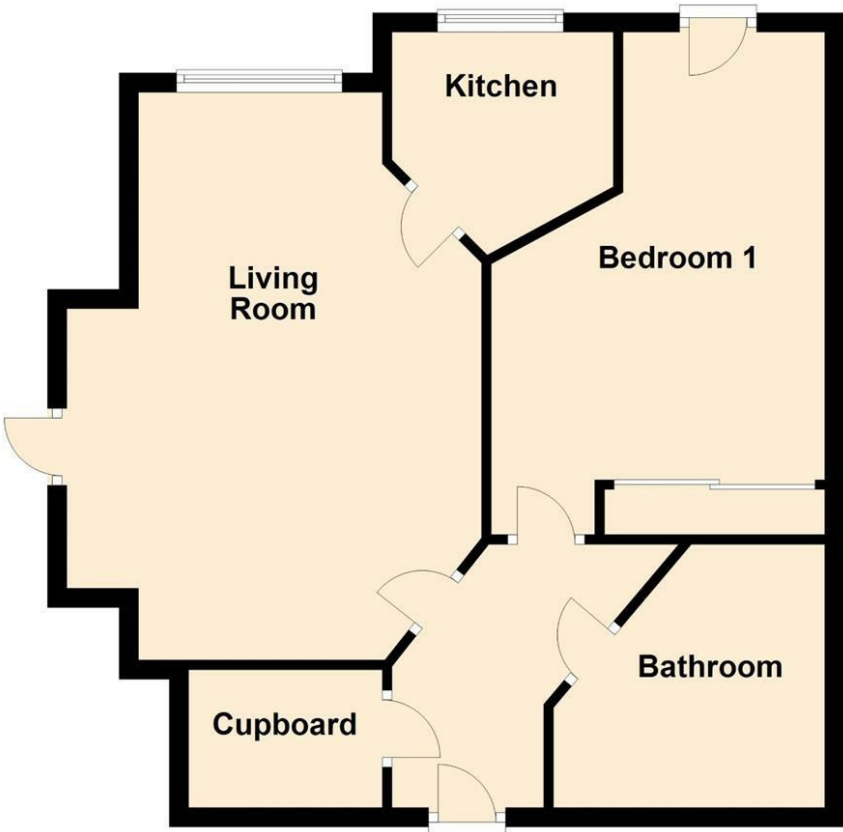
Ground Rent 435.00 per annum

Service charge £9264.00 per annum. This includes building insurance, water rates, emergency call button system and a 24 hr house manager plus a cleaner once a week. Also subsidised food cost. This charge has been paid until March 2025.

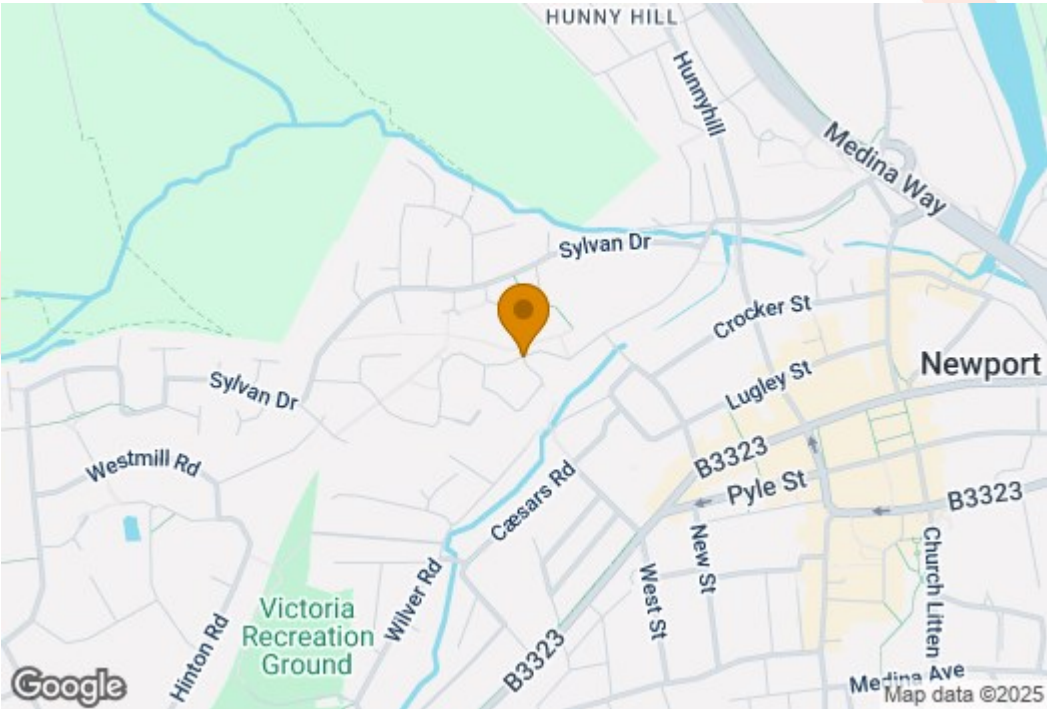
Council tax band B



Floor Plan



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(81-91) B		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

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