

5 Somers Brook Court

Foxes Road, Newport, PO30 5UN

PRICE
REDUCED



PRICE REDUCTION

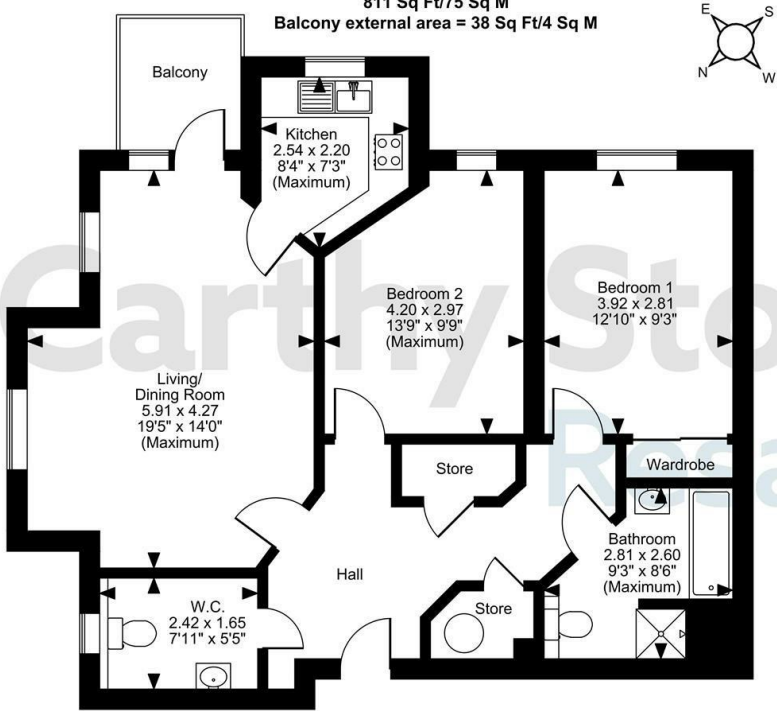
Asking price £130,000 Leasehold

Nestled in the serene Somers Brook Court on Foxes Road, Newport, this purpose-built retirement apartment is designed for those aged over 70. One of the most generously sized two bed apartments with a double aspect lounge leading to a balcony large enough for table and chair , 2nd washroom and large storage cupboard off the hallway.

Call us on 0345 556 4104 to find out more.

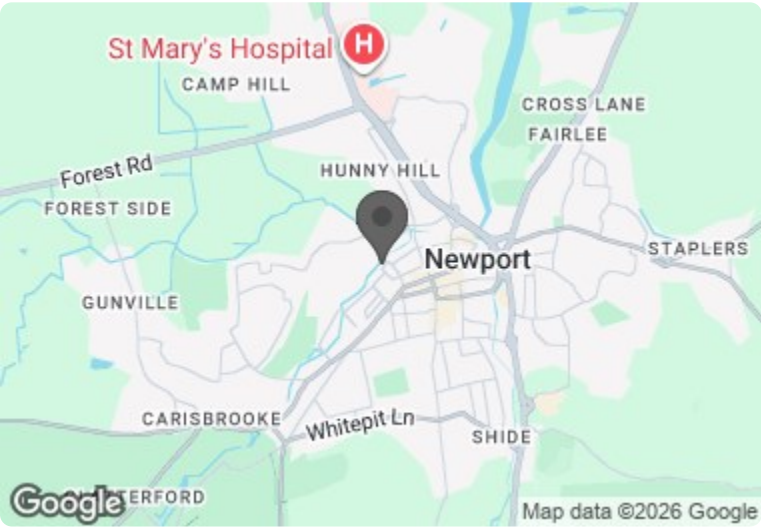
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Somers Brook Court, Foxes Road, Newport
Approximate Gross Internal Area
811 Sq Ft/75 Sq M
Balcony external area = 38 Sq Ft/4 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(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		
		

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Somers Brook Court Foxes Road, Newport,

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

INTRODUCTION:

This two bed apartment at Somers Brook Court is located internally on the Ground Floor of the development convenient to the superb development facilities but elevated to the rear with a lovely balcony and a really pleasant outlook the waters of Lukely Brook. This is a comfortable one bedroom apartment having a spacious living room with French door to the balcony, a well fitted kitchen with a host of integrated appliances and a modern bathroom with both bath and a level access shower.

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 designed for independent living with the peace-of-mind provided by the daily support of our 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 daily lunch service, 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 charge of £25 per night applies.

Somers Brook Court activities include 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 remain as private or be as involved 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:

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 and shelving housing the Gledhill boiler supplying domestic hot water, and a concealed 'Vent Axia' heat exchange unit.

LIVING ROOM:

A bright and inviting room, where attention is immediately captured by the triple-glazed French door and matching side panel, which open onto a south-facing balcony with a delightful outlook. A stylish glazed panelled door provides access to the kitchen.

BALCONY:

A lovely sunny (when it shines) south facing Balcony with a pleasant outlook over Lukely Brook below complete with its resident Wildfowl and within peaceful earshot of its running waters. Glazed balustrade and outside light.

KITCHEN:

With an electrically operated glazed window overlooking the Brook. There is an excellent range of 'Maple effect' units with

2 Bed | £130,000

contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, waist-high oven and concealed fridge and freezer. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

BEDROOM:

A well-proportioned double bedroom. having a triple-glazed picture window, built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors.

BATHROOM:

Modern 'age-friendly' wetroom style having a white suite comprising; 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.

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: £12,919.22 per annum (for financial year end 31/03/2026).

LEASEHOLD

Lease 125 Years from 2013
Ground Rent £510
ground rent review: Jan-28

Additional Information & Services

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



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