eastcowes@wright-iw.co.uk

wright estate agency




# £59,995

Flat 40, Homewight House Crocker Street, Newport, Isle of Wight, PO30 5GA





















**Nestled in the heart of Newport on Crocker Street, this charming second-floor flat offers a delightful living experience tailored for the over 55s. Spanning 420 square feet, the property features a well-appointed bedroom, a comfortable reception room, bathroom and separate kitchen making it an ideal retreat for those seeking a peaceful lifestyle. A lift to all floors completes this wonderful development.**

**This retirement apartment boasts a secure telephone entry system, ensuring peace of mind for residents. The communal areas are particularly inviting, with a residents' lounge that provides a perfect space for socialising, alongside a kitchen and dining area for shared meals and gatherings. Additionally, a laundry room adds to the convenience of daily living.**

**The flat is surrounded by beautifully maintained communal gardens, offering a serene outdoor space for relaxation and enjoyment. For visiting friends and family, a guest suite is available, allowing them to stay comfortably without intruding on your personal space.**

**This property is not just a home; it is a community designed for those who appreciate a supportive and engaging environment. With its prime location and thoughtful amenities, this flat presents an excellent opportunity for anyone looking to embrace a fulfilling lifestyle in their golden years.**

| | |
|---|---|
| **Hallway** | |
| **Lounge** | 15'4" x 10'7" |
| **Kitchen** | 7'1" x 5'4" |
| **Bedroom** | 12'0" x 8'8" |
| **Bathroom** | 6'9" x 5'4" |

**Parking**
There are limited parking spaces operated on a first come first park basis

**Gardens**
Communal Gardens with seating areas can be enjoyed all year round.

**Council Tax**
Band A

**Tenure**
Leasehold

**Additional Information**
Lease Remaining 87 years
Maintenance Fees - £1160 every 6 months
Ground Rent - £219 per annum

**Services**
Mains water, drainage, electric

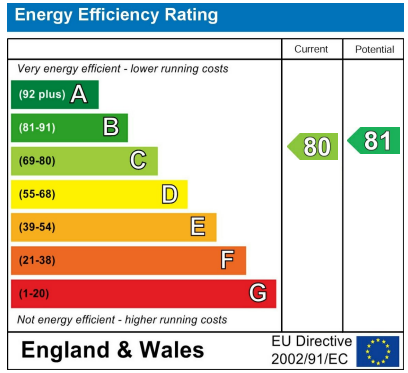
**Agents Notes**
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

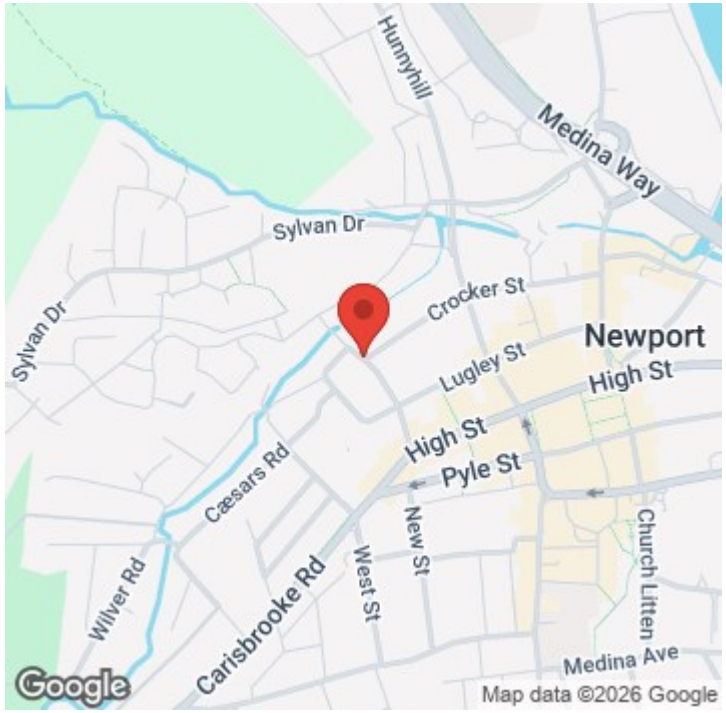
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.




TOTAL FLOOR AREA : 419 sq.ft. (38.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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