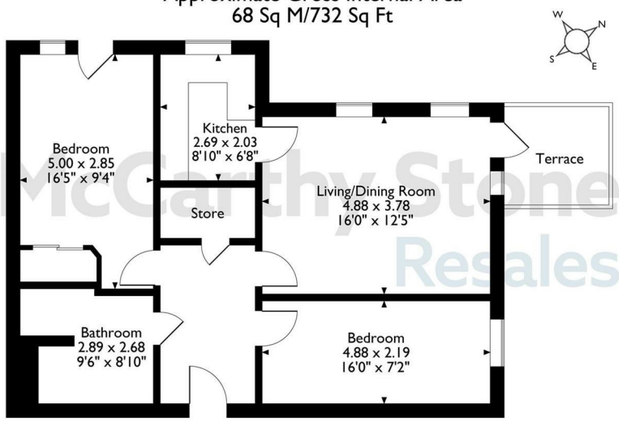
Excellent

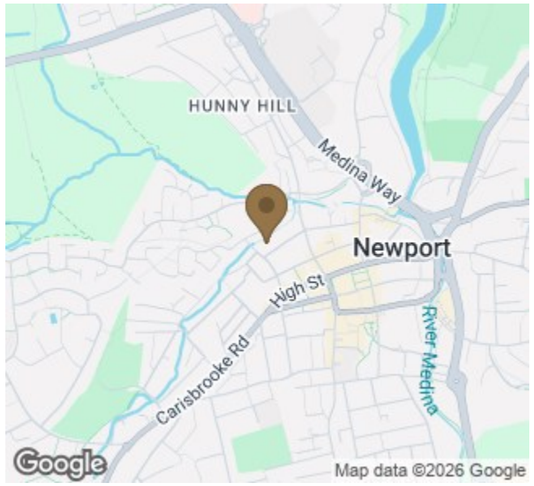
Trustpilot

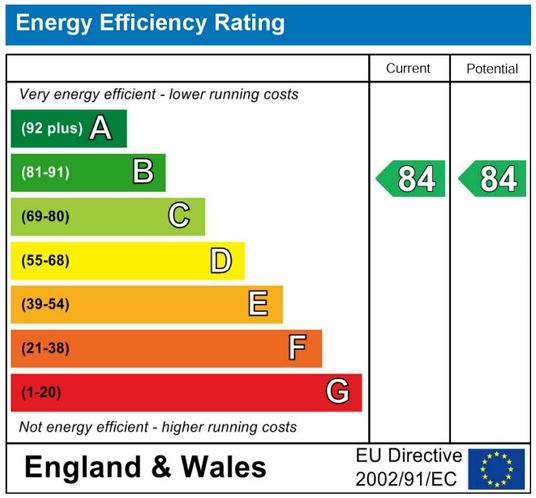
McCarthy & Stone
Resales.

Somers Brook Court, Flat 4, Foxes Road, Newport
Approximate Gross Internal Area
68 Sq M/732 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







4 Somers Brook Court

Foxes Road, Newport, PO30 5UN

2 | 1 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 4 Somers Brook Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £79,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Retirement Living Plus
- Super Ground Floor Apartment
- Level access to extensive communal facilities
- Beautiful private patio
- Excellent Estate Manager and staff
- 24 hour Careline for additional peace-of-mind
- Fantastic communal facilities
- Homeowners lounge, function room and landscaped gardens
- Restaurant with daily lunch service
- Convenient Location

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Somers Brook Court, Newport

2 | 1 | Asking price £79,000

Summary
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 and designed for independent living with the peace-of-mind provided by the day-to-day support of our exceptional 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, varied daily table-service lunch, laundry, scooter store and landscaped gardens. Homeowners also benefit from an hour of free 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 small charge of £25 per night applies. 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.

It's so easy to make new friends and to lead a busy and fulfilled life at Somers Brook Court; there are always plenty of regular activities to choose from including; exercise classes, coffee mornings, film nights, monthly bingo, beetle drive, 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 be as actively involved or remain as private as they wish.

A wonderful opportunity to purchase this excellent apartment at a very competitive price. PROPERTY TO SELL? - TALK TO US ABOUT PART-EXCHANGE.

Property Overview
Occupying a ground floor position within level access of all the main development amenities also benefiting from a private patio area that is very well positioned offering lovely views over the landscaped gardens. A great place to sit and pass the time away! This is a spacious two bed apartment, beautifully presented with a bright and homely feel. A super living room with access to the patio, a well-fitted kitchen complete with integrated appliances, two double bedrooms and a modern bathroom.

Social Lifestyle
The Communal Lounge is at the heart of the community at Somers Brook Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Somers Brook Court serves freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
Somers Brook Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

Roof Terrace
Somers Brook Court boasts a stunning roof terrace with ample contemporary seating. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with newfound friends.

Care and Support
The personal care services available at Somers Brook Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Additional Information and Services
• Superfast Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Parking Permit Scheme
Private car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list.

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.

Annual Service charge: £13,256.62 for the financial year ending 31/03/2027.

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

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.

• 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.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:

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