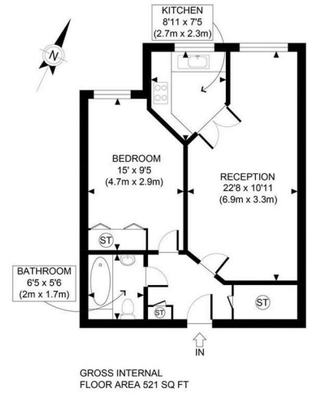
Excellent

Trustpilot

McCarthy & Stone
Resales.



GROSS INTERNAL
FLOOR AREA 521 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 521 SQ FT / 48 SQM	Medina Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 07/03/21
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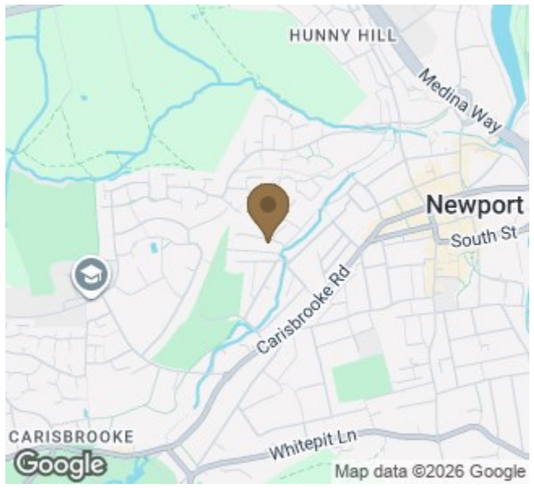

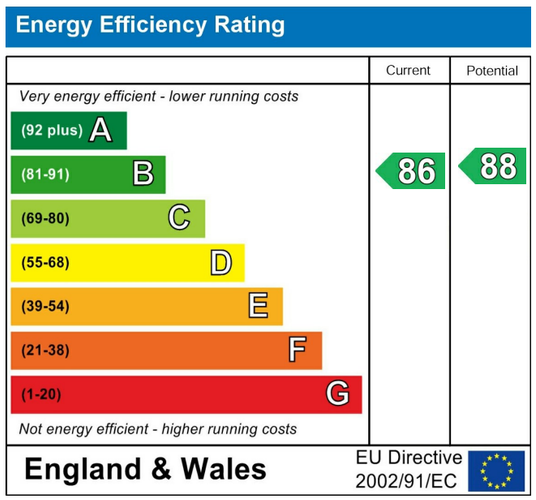

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







23 Medina Court

Old Westminster Lane, Newport, PO30 5PW

1 1 Council Tax Band: B

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 23 Medina Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £100,000
Leasehold

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

Why you'll love living here:

- Retirement Living
- Juliet Balcony Overlooking Gardens
- Large Double Bedroom With Built in Wardrobes
- Landscaped garden
- Guest Suite for visiting family and friends
- Lift to all floors
- Laundry room and Mobility Scooter Store
- Communal Lounge for Socialising
- Close to shops and local amenities
- House Manager on-site During Working Hours

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Medina Court, Newport

1 | 1 | Asking price £100,000

Summary

Constructed in late 2008 by award-winning retirement home specialists McCarthy and Stone, Medina Court is a 'Retirement Living' development providing an independent lifestyle opportunity for those aged over 60 with the peace-of-mind provided by support of our excellent House Manager who oversees the smooth running of the development. The development enjoys superb communal facilities including an excellent homeowner's lounge, laundry, scooter store and landscaped gardens. backing onto a running Brook. In addition, 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 nightly charge applies. Medina 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 Medina Court; there is a very active social scene with varying events and activities including; coffee mornings, film nights, bingo, exercise classes, fish and chip suppers right through to organised day trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

Property Overview

This lovely one bedroom, First floor Retirement Living apartment is conveniently located for the lift service to all other floors. The apartment offers very warm and economic accommodation. The Living room allows for ample natural light with a glazed patio door and windows opening to a Juliette styled balcony. The kitchen is well equipped with a range of integrated appliances and there is a modern bathroom. The spacious double bedroom benefits from fitted mirrored wardrobes and there is further storage by way of a large utility cupboard in the hallway.

Social Lifestyle

The House Manager has helped build a thriving community at Medina Court, ensuring there are lots of events and activities for all interests onsite from chess clubs to yoga, movie nights to cocktail parties.

But don't take our word for it, see what our homeowners have to say:

"Our House manager continues to improve the social aspect of the development by introducing special events such as games afternoons, Chinese takeaway evenings and quiz evenings to name but a few."

"House Manager Michelle, who goes the extra mile in problem solving and supporting social functions, which add so much to the quality of life here."

Landscaped Gardens

One of the main social hubs of Medina Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Guest Suite

There is an on site guest suite you are able to book for visiting friends and family providing a comfortable en suite room guests are able to stay in whilst visiting.

Additional Informtion and Services

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

Parking

Subject to availability, private parking spaces are allocated free of charge.'

Leasehold

Lease 125 Years from 2008
Ground Rent £425 per annum
Ground rent review date: June 2038

Service Charge

Service Charge
- Cleaning of communal windows and carpets
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2922.43 pa (for financial year ending 01/04/2027)

Moving Made Easy

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you into your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT









