

Viewing strictly by appointment with the sole selling agent Fox & Home

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Fox & home

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Somers Brook Court, Foxes Road,

Newport, PO30 5UN

£60,000

This stunning ground floor apartment is situated in a highly desirable complex exclusively for Over 70's only. The accommodation comprises: large living room, bedroom, fitted kitchen and wet room. Further benefits include: underfloor heating, entry system and private patio area. The complex offers excellent resident facilities that include: communal gardens, residents' lounge, laundry, lift and 24 hour emergency call facility giving peace of mind for residents and their family.



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Entrance Hall:

Large storage/airing cupboard. Entry phone. Part glazed door to:

Living Room: 20'0" x 14'0" (6.10m x 4.27m)

Underfloor heating. UPVC double glazed door to patio area. UPVC window to the front. TV point.

Kitchen: 8'0 x 7'0 (2.44m x 2.13m)

Range of fitted base and wall units. Roll top work surfaces. Electric hob and oven. Extractor hood. Stainless steel sink unit. Integrated fridge freezer. UPVC double window to front.

Bedroom: 18'0" x 9'0" (5.49m x 2.74m)

UPVC double glazed door and window to Juliette balcony. Built-in mirror fronted wardrobes.

Bath/Wet Room:

Fully tiled walls. Wet room shower with handrails. Panelled bath. Low level W.C. Wash hand basin with vanity unit under. Heated towel rail.

Communal Gardens:

Gardens surround the complex. Facilities on site comprise: residents day room, dining room, laundry, scooter storage, house manager and 24 hour emergency call facilities. Individual care and catering packages tailored to every requirement.

Tenure: Leasehold - 112 years remaining, Ground rent £435.00 pa,

Service charge £9565.00 pa. (Water included)

EPC: D

Council Tax: B

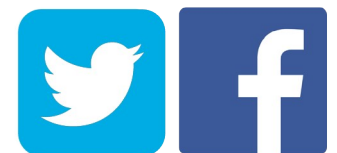
Sell with Fox & home

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Council Tax Band: Band B EPC Rating: D

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