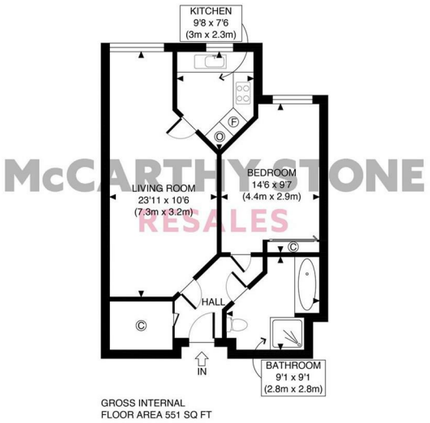
Excellent

Trustpilot

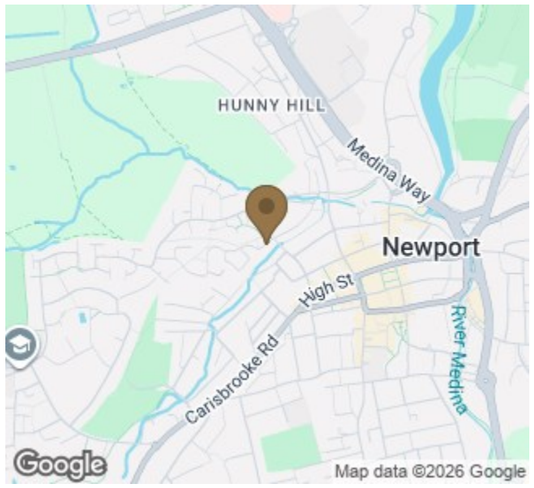
McCarthy & Stone
Resales.

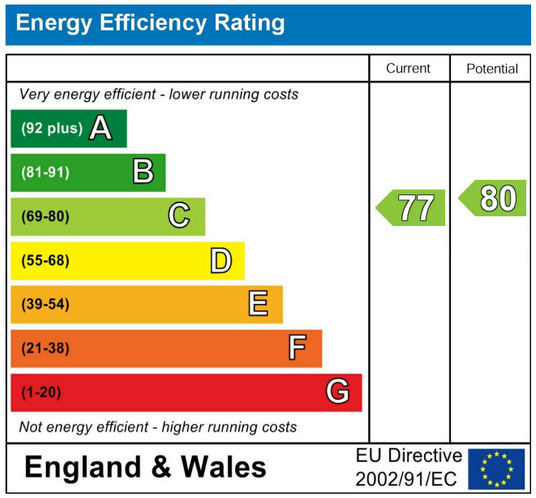


McCARTHY STONE
RESALES

GROSS INTERNAL
FLOOR AREA 551 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 551 SQ FT / 51 SQM	Somers Brook 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 17/03/23
	photoplan





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Registered in England and Wales No. 10716544

The Property Ombudsman







54 Somers Brook Court

Foxes Road, Newport, PO30 5UN

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 54 Somers Brook Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £75,000
Leasehold

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

Why you'll love living here:

- Retirement Living Plus
- First floor apartment with Juliet balcony
- Large bedroom with built in wardrobes
- Underfloor heating throughout
- Restaurant where delicious lunches are served daily
- Guest suite for family or friends
- Landscaped gardens
- Car Parking Permit Scheme check availability with the House Manager
- Extra care packages available by arrangement
- Camera Door Entry System

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

54 Somers Brook Court, Newport

1 | 1 | Asking price £75,000

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 excellent 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 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.

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 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 'dip in and out' of activities 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.

This spacious apartment at Somers Brook Court is located on the first floor and just a short walk from the lift service to all floors. This is a comfortable one bedroom apartment having a spacious living room with balcony. There is a well fitted kitchen complete with integrated appliances and a modern bathroom with both bath and a level access shower.

Property Overview
A bright and spacious one bedroom first floor Retirement Living Plus apartment offering a wealth of light and benefitting from a Juliet balcony. The large living / dining room area has plenty of roo mfor furniture. The kitchen benefits from in integrated fride freezer and ceramic hob, and electrically operated window and under pelmit lighting. The spacious double bedroom has fitted mirror fronted wardrobes and further storage is also available by was of the large utility cupboard in the hall. The bathroom provides an accessible walk-in shower and the whole apartment benefits from underfloor heating.

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 Resturant
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

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

Parking Permit Scheme
Private car parking is available with a yearly permit at an annual 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 £9,787.39 for financial year ending 28th Feb 2027)

Leasehold
Lease 125 Years from 2013
Ground Rent £435.00 per annum
Ground Rent review: Jan 2028

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.







