

SPENCE WILLARD



24 Somersbrook Court, Foxes Road, Newport, Isle of Wight

*For the over 70's, this well appointed, upper ground floor, purpose built two bedroom apartment in a retirement complex and conveniently located within easy reach of the town centre shops and amenities.*

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



This smart apartment offers good sized accommodation with all the features for independent living backed up by the reassurance of help and support if required. Somersbrook Court was constructed in 2014 and has been specifically designed for older occupants with a minimum age restriction of 70 years. There are a number of communal facilities listed below for homeowners use and comfort should they wish to. In addition, there is a house manager on site and the building entrance is accessed using a video camera entry system for added security.

The apartment itself features electric underfloor heating and double glazed windows and also benefits from its own balcony to sit out and enjoy the sunny southerly aspect. There are two good bedrooms, one with built-in storage together with a generous lounge/dining room with a well equipped kitchen leading off. A shower/wet room also provides space and plumbing for a washing machine and in addition, there is a separate cloakroom too. Further storage is also incorporated with a walk-in laundry/utility cupboard as well as another generous shelved storage cupboard.

**LOCATION**

Situated within Newport, the property is conveniently located within a hundred or so metres of Sainsburys Supermarket and a short walk to the other shops, services and amenities in the town centre including a number of eateries and leisure time facilities. The local bus services leading from the town centre bus station provide access across the Island, making this property ideally suited for those wanting convenience and comfort combined with security and reassurance.

**ENTRANCE HALL**

A spacious area with a large walk-in laundry/utility cupboard housing the hot water cylinder and providing fabulous storage. There is another good sized shelved cupboard providing even further storage.

**CLOAKROOM**

Well appointed and featuring a WC and wash basin.

**LOUNGE/DINING ROOM**

19'6" max x 10'7" max

A good sized reception room with a southerly outlook and access onto its own balcony enclosed by glass balustrading.

**KITCHEN**

7'6" x 5'8"

An interesting angular shaped room well fitted with a range of smart cupboards, drawers and work surfaces incorporating integrated appliances comprising fridge/freezer, slimline dishwasher, an electric eye level oven and a ceramic hob with a cooker hood over. The window also features an electronically operated opening mechanism to make life easier.

**BEDROOM 1**

13'5" x 9'6"

A good double bedroom with a built-in wardrobe cupboard.

**BEDROOM 2**

13'11" x 10'2" max

Another good bedroom with an angular wall to one end and featuring a southerly outlook.

**SHOWER/WET ROOM**

A generous facility with mostly tiled walls and a wet room draining floor with shower area, WC and a vanity wash basin. There is also space and plumbing for a washing machine.

**OUTSIDE**

The private balcony area leading off the lounge/dining room provides a sunny and pleasant area to sit. In addition, there are communal grounds to the front and rear of the building for the residents to enjoy with a wonderful decked terrace leading off the communal dining room and residents lounge for further space to relax.

**COMMUNAL RESIDENTS FACILITIES**

Somersbrook Court boasts a good range of facilities including a homeowners lounge, games room and on site restaurant, together with a communal laundry room and a guest suite for visitors to hire. There are lifts to all floors and a spacious entrance area with further seating and a reception desk.

**COUNCIL TAX BAND**

C

**EPC RATING**

C

**TENURE**

Leasehold with a 125 year lease from 01/06/2013

Service Charge: £12,919.22 per annum

Ground Rent: £510 per annum

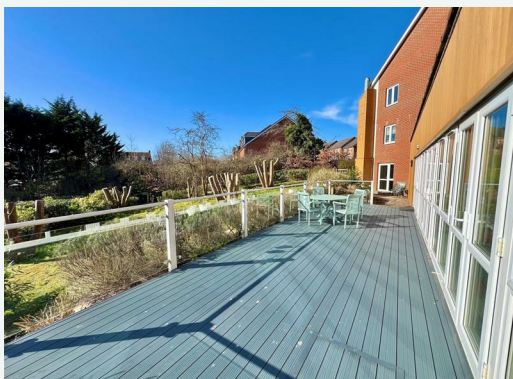
**POSTCODE**

PO30 5UN

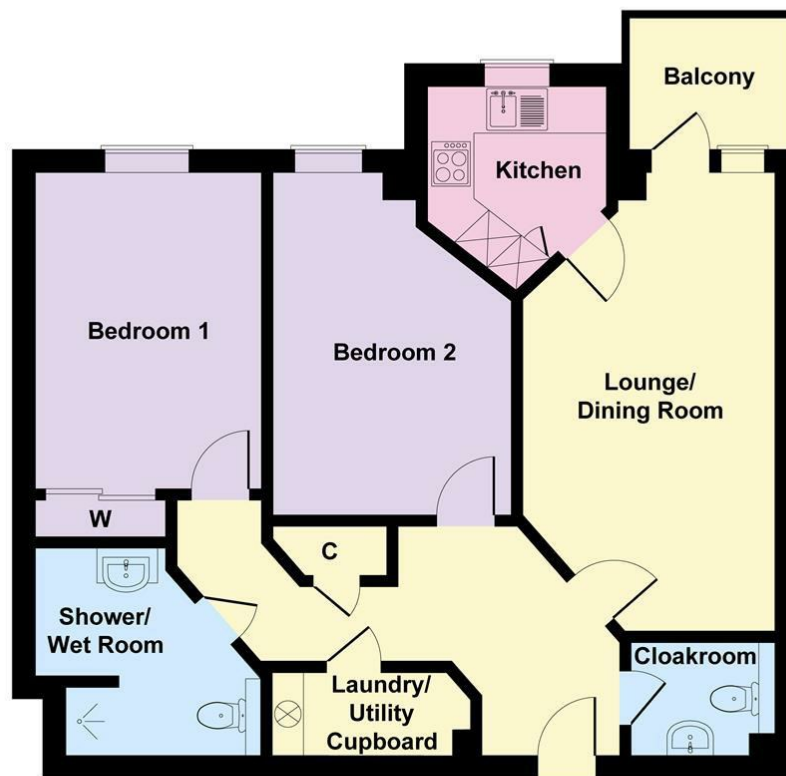
**VIEWING**

Strictly by appointment with the selling agent Spence Willard.





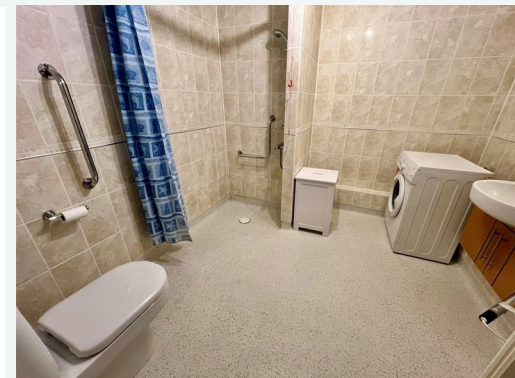
## 24 Somersbrook Court



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by Potterplans Ltd. 2025**



SPENCEWILLARD.CO.UK

**IMPORTANT NOTICE 1.** Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2.** Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3.** Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4.** VAT: The VAT position relating to the property may change without notice.