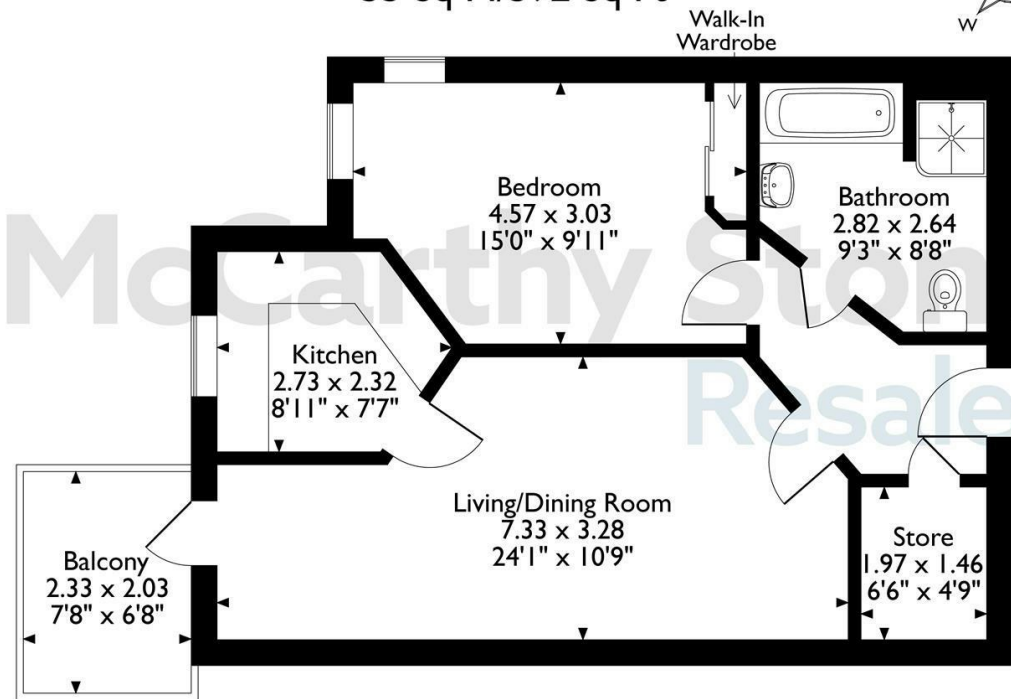
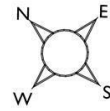
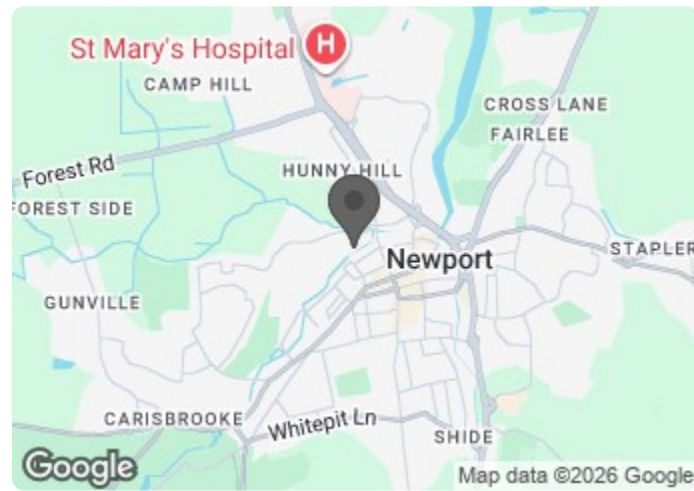


Somers Brook Court, Flat 38, Foxes Road, Newport  
Approximate Gross Internal Area  
55 Sq M/592 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.

**38 Somers Brook Court**  
Foxes Road, Newport, PO30 5UN



**Asking price £85,000 Leasehold**

A FANTASTIC one bedroom retirement apartment situated in a PEACEFUL position within the development WITH WALK OUT BALCONY.

The wonderful communal facilities include an IN-HOUSE RESTAURANT, homeowners lounge where SOCIAL EVENTS take place and BEAUTIFUL LANDSCAPED GARDENS.

**Call us on 0345 556 4104 to find out more.**



# Foxes Road, Newport

## Somers Brook Court

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.

## Entrance Hall

Front entrance door with spy-hole, security intercom system that provides both a visual (via the homeowners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water, and the 'Vent Axia' heat exchange unit providing an economic heat recovery system utilising the hot air generated within the property, filtering and recirculating this back into the principle rooms.

## Living Area / Balcony

A bright room with benefit from a patio door giving access to the walk out balcony. A feature glazed paneled door leads to the kitchen. Power point, telephone and TV point.

## Kitchen

With an electrically operated glazed window. There is an excellent range of 'Maple effect' fronted fitted wall and base units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, concealed fridge and freezer. There is a high-level housing suitable for a single oven. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting

## Bedroom

A well-proportioned double bedroom. Triple-glazed picture window, built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors.

## Bathroom

Modern white suite comprising of a close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point, paneled bath and a separate walk-in level access shower with a thermostatically controlled shower on an

# 1 bed | £85,000

adjustable slide. Fully tiled walls and wet room styled vinyl flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

## 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 the financial year end 28/02/2027.

## Leasehold

Ground Rent £435.00 reviewed 01/2028

Lease 125 Years from 2013

Ground rent review: Jan-28

## Additional Information and Services

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

## Parking

Parking is by allocated space subject to availability. The fee is usually £250.00 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

