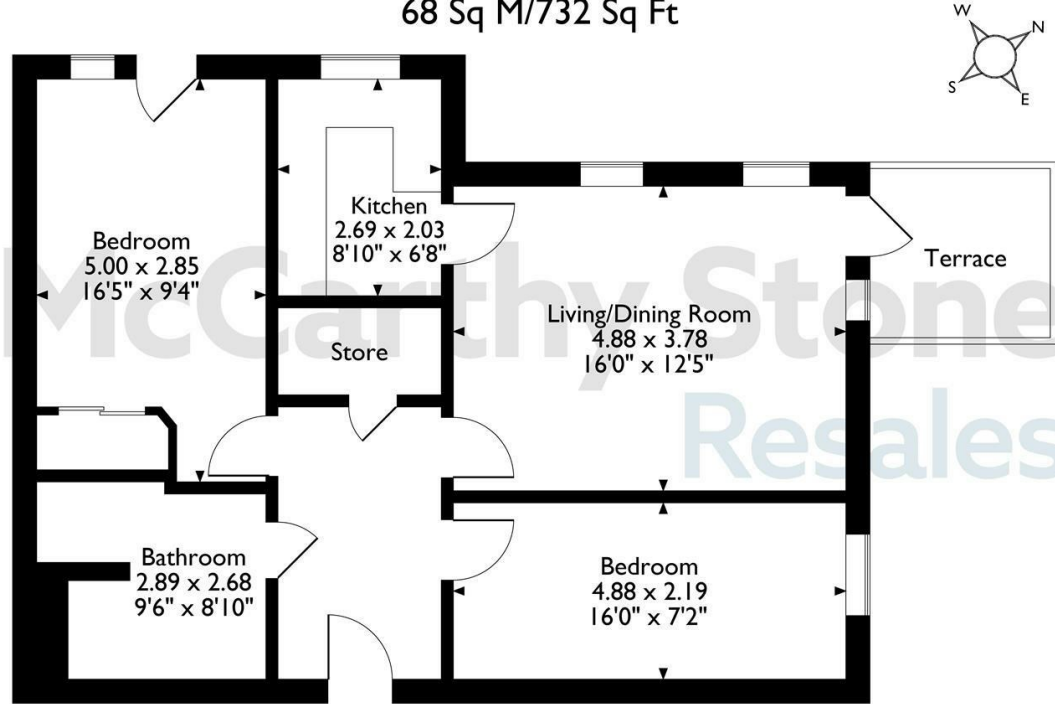
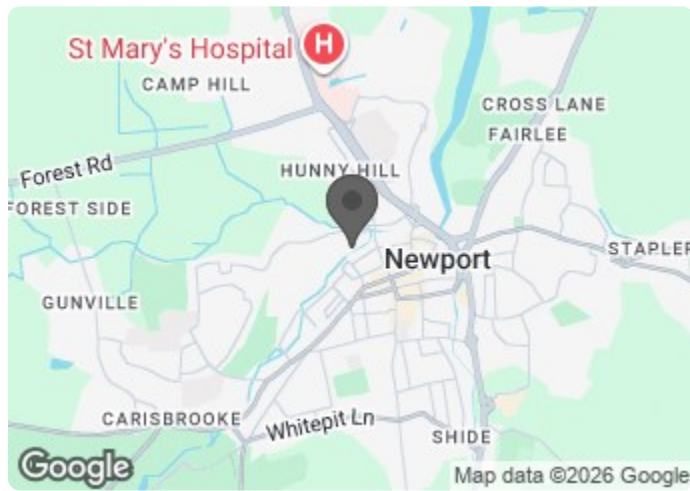


Somers Brook Court, Flat 4, Foxes Road, Newport  
 Approximate Gross Internal Area  
 68 Sq M/732 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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 prohibited.

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



**Asking price £105,000 Leasehold**

Nestled in the serene Somers Brook Court on Foxes Road, Newport, this purpose-built retirement apartment is designed for those aged over 70. A generously sized two bed apartment with a beautiful private patio off the main living area.

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



# Somers Brook Court, Newport, Isle of Wight

## 2 bed | £105,000

Occupying a ground floor position within level access of all the main development amenities also benefiting from a private patio area with a lovely garden outlook. This is a spacious two bed apartment, beautifully presented with a bright and homely feel. A super living room with access to the patio, a well-fitted kitchen complete with integrated appliances, two double bedrooms and a modern bathroom.

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 exceptional 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 free 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. 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.

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, 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 be as actively involved or remain as private as they wish.

A wonderful opportunity to purchase this excellent apartment at a very competitive price. PROPERTY TO SELL? - TALK TO US ABOUT PART-EXCHANGE.

### Entrance Hall

Of a good size with ample space for hall-style furniture. Having a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull

cord, large walk-in store cupboard with light, shelving and housing the Gledhill boiler supplying domestic hot water, and the 'Vent Axia' heat exchange unit. Further large cloaks cupboard with light, shelving and hanging rail. A feature glazed panelled door leads to the living room.

### Living Room.

An extremely bright and welcoming room courtesy of the French door and matching side-panel opening onto a pleasant patio area. a glazed panelled door leads to the kitchen.

### Patio Area

A very well positioned patio offering lovely views over the landscaped gardens. A great place to sit and pass the time away.

### Kitchen

With an electrically operated triple-glazed window. Excellent range of 'Maple effect' fronted fitted wall and base units with contrasting a Corian/ marble type worktops incorporating a stainless steel sink unit. Integrated appliances comprise; a two-ringed ceramic hob with a stainless-steel chimney extractor hood over, waist-level oven, separate microwave, Built in dishwasher and freestanding fridge and freezer. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

### Bedroom One

A well-proportioned double bedroom. Triple-glazed french patio door with Juliet railing, built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors.

### Bedroom Two

A double bedroom with a triple-glazed window could also be utilised as a second sitting room/study.

### Bathroom/WC

Modern white suite comprising; a close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point, walk-in level access shower, walk in bath, Wall cabinet, electric heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and wet room flooring

### 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: £13,256.62 for the financial year ending 31/03/2027.

### LEASEHOLD

Lease 125 Years from 2013

Ground Rent £510

ground rent review: Jan-28

### 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 that can assist with service charges or living costs.
- 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. 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:

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### Additional Information and Services

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

