

Somers Brook Court, Flat 15, Foxes Road, Newport  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft

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



**PRICE REDUCED**

**Council Tax Band:**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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	



**PRICE REDUCTION**

**Offers in the region of £90,000 Leasehold**

A spacious ONE BEDROOM retirement living plus apartment (70+), situated on the UPPER GROUND FLOOR and boasting a WALK OUT BALCONY accessed directly from the living room. The development has wonderful communal areas, landscaped gardens and a table service restaurant.

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Somers Brook Court, Foxes Road, Newport

1 Bed | £90,000

## 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.

## Entrance Hall

Front entrance door with spy-hole, security intercom system that provides both a visual (via the homeowner's 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. Brand new carpets have been fitted throughout the apartment.

## Living Room With Balcony

A well-proportioned living room with double glazed door to a walk out balcony with street views. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## 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, waist height single oven. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

## Bedroom

A spacious double bedroom. 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, walk-in level access shower with a thermostatically

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

## Service Charge (Breakdown)

- 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.

Service charge: £9,787.39 per annum (for financial year end 28/02/2027).

## Leasehold

Ground Rent £435.00 reviewed 01/2028  
Lease 125 Years from 2013

## Parking

Private car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list.

## Additional Information and Services

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

PRICE  
REDUCED

