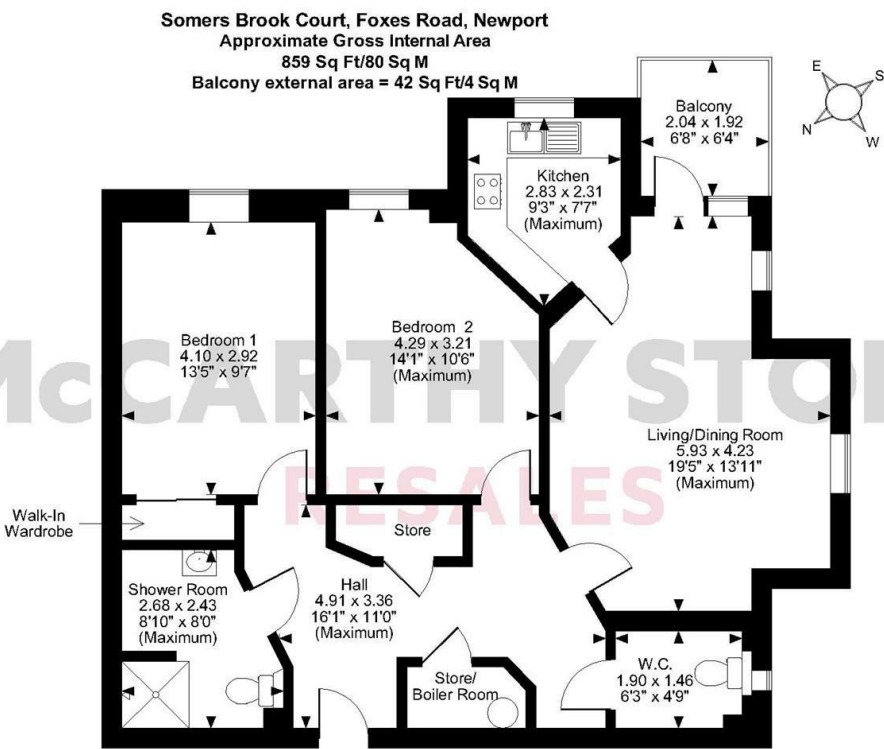


25 Somers Brook Court

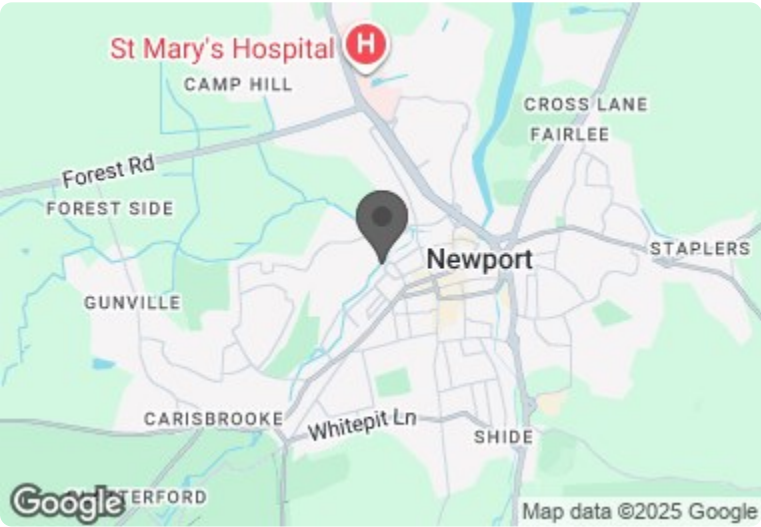
Foxes Road, Newport, PO30 5UN

PRICE
REDUCED



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £130,000 Leasehold

Welcome to Somers Brook Court - this retirement apartment boasts TWO COSY BEDROOMS, a bright and SPACIOUS LIVING SPACE, and a SUNNY BALCONY overlooking the adjacent brook.

Call us on 0345 556 4104 to find out more.

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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Somers Brook Court, Newport, Isle of

2 Bed | £130,000

PRICE
REDUCED

Constructed in early 2014 by McCarthy Stone, Somers Brook Court is 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 whose 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 Sainsburys supermarket is just a few minutes walking distance.

Entrance Hall

With a Oak-veneered entrance door with spy-hole, security intercom system. Emergency pull cord, large walk in storage cupboard and an additional 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. All other doors leading to the bedrooms, WC, and living room.

WC

A WC with wash hand basin is accessed via the hallway.

Living/ Dining Room

An extremely bright and welcoming room benefiting from a French door providing access directly the sunny balcony overlooking the brook. Plenty of space for a dining area. Access to the kitchen.

Kitchen

With an electrically operated triple-glazed window. There is an excellent range of wood 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 four ring hob with a stainless-steel chimney extractor hood over, high level oven and concealed fridge and freezer. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

Bedroom One

A double bedroom with triple-glazed window and fitted mirrored double wardrobe.

Bedroom Two

A double bedroom with triple-glazed window and plenty of space for a wardrobe and chest of draws.

Wetroom

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.

Parking

No car parking space is included in the sale of the property.

General:

Internal doors are quality Oak veneered. There are very pleasant landscaped communal gardens which can be seen from the living room. 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.

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.

Service charge: £12,919.22 per annum (for financial year end 31/03/2026).

Leasehold

Lease 125 Years from January 2013
Ground Rent: £510 per annum
Ground Rent review date: January 2028

