

# PRICE REDUCTION



23 Medina Court Old Westminster Lane, Newport, PO30 5PW  
Asking price £119,995 Leasehold

For further details  
please call 0345 556 4104



McCarthy & Stone  
RESALES

# 23 Medina Court Old Westminster Lane, Newport, PO30 5PW

A FANTASTIC BRIGHT one bedroom apartment perfect for independent retirement living for the over 60s.

## Summary

Constructed in late 2008 by award-winning retirement home specialists McCarthy and Stone, Medina Court is a 'Retirement Living' development providing an independent lifestyle opportunity for those aged over 60 with the peace-of-mind provided by support of our excellent House Manager who oversees the smooth running of the development. The development enjoys superb communal facilities including an excellent communal lounge, laundry, scooter store and landscaped gardens, backing onto a running Brook. In addition, 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 nightly charge applies. Medina Court is situated near 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

A solid entrance door with spy hole leads to a spacious hall with room for some hall furniture. Security intercom system that provides both a visual and verbal link to the main development entrance door. Emergency pull cord, cloaks cupboard with hanging rail, walk-in store/airing cupboard with light, shelving and housing the Gledhill boiler supplying hot water and concealed 'Vent Axia' unit. Dimplex panel heater. Feature glazed panelled door to Living Room and further doors to the bedroom and bathroom.



## Living Room

A spacious living room with full length windows allowing plenty of natural light. Feature fire surround and electric heater. TV and telephone points. Two ceiling lights, raised electric power sockets. Partially glazed double doors lead to the kitchen.

## Kitchen

With a double-glazed window. There is an excellent range of 'Maple effect' fronted fitted wall and base units with granite effect laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with an extractor hood over, waist-level oven and concealed fridge and freezer. Space and plumbing for a dishwasher. Tiled splash-backs, vinyl flooring, ceiling spot light fitting.

## Bedroom

Double bedroom of good proportions with a double-glazed window, panel heater and a built-in wardrobe with hanging rail, shelving and mirror-fronted doors. Ceiling lights, TV and phone point.

## Bathroom

Modern white suite comprising; WC, vanity wash-hand basin with cupboard unit below and mirror, strip light and shaver point over and a panel enclosed bath with wall mounted shower over. Electric wall heater, electric heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls.

## Service Charge (Breakdown)

- Cleaning of communal windows

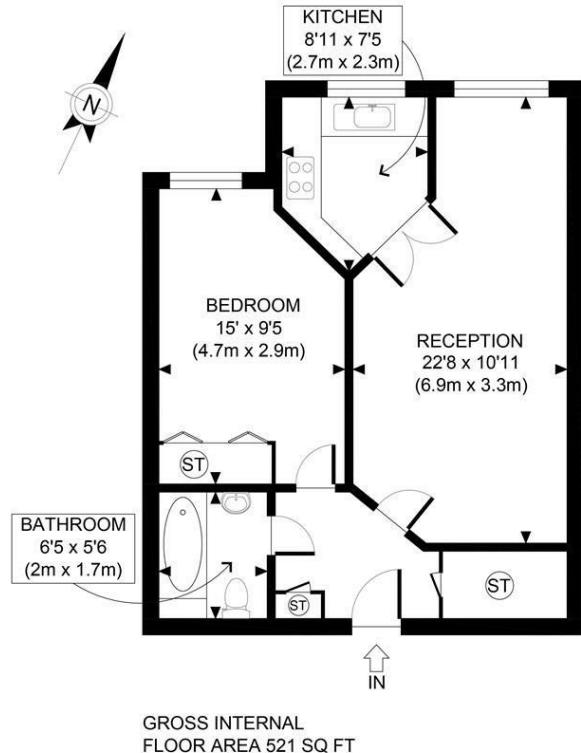
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme) subject to availability. Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Leasehold

Lease 125 Years from 2008  
Ground Rent £425



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	86
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

APPROX. GROSS INTERNAL FLOOR AREA 521 SQ FT / 48 SQM	Medina Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	

date 07/03/21

**photoplan**

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

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