



MARVINS
ESTATE AGENTS



57 SOMERS BROOK COURT FOXES ROAD, NEWPORT, PO30 5UN

ASKING PRICE £105,000

A most comfortable one bedroom apartment forming part of this quality retirement complex within central Newport. Sainsburys supermarket is just a short distance, the main bus station and shopping is also close by.

Situated on the second floor, there are only two further apartments in this area. Serviced by a lift or stairway residents enjoy a communal Lounge, Dining Room and Laundry Room. The Lounge /Diner enjoys a good size Balcony with a sylvan outlook and some views. Good size double bedroom with Juliet Balcony and wet room with shower area and bath. Offered chain free, early viewing is recommended by appointment.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: coves@marvins.co.uk

WWW.MARVINS.CO.UK

57 SOMERS BROOK COURT FOXES ROAD, NEWPORT, ISLE OF WIGHT PO30 5UN

Communal Entrance Door to lifts and stairs to the 2nd floor.

Entrance Door to:

ENTRANCE HALL

Security entry phone control. Large walk in storage and airing cupboard housing hot water tank.

LOUNGE/DINER

19'6" x 13'6" in to bay (5.94m x 4.11m in to bay)
Double glazed window. Double aspect. UPVC door to good size balcony. Television point. Attractive mock fireplace with attractive coal effect fire. Telephone point.

KITCHEN

7'7" x 7'9" (2.31m x 2.36m)
Range of modern floor and wall cupboards with bevel edged work tops, tiled and splash backs. Inset stainless steel sink unit with mixer tap over. Electric ceramic hot and stainless steel extractor hood over. Built in cooker. Integrated fridge/freezer. Double glazed window. Tiled floor.

BEDROOM ONE

10'1" x 19'1" (3.07m x 5.82m)
Fitted wardrobe cupboard with sliding doors. Double glazed door to Juliet Balcony.

BATHROOM/WET ROOM

Panelled bath, low level WC and vanity wash basin. Walk in shower area. Part tiled walls. Heated towel rail.

TENURE

The property is Leasehold. 125 year lease from 2013.
Ground Rent £435.00 per annum.
Service Charge £8462.52 per annum.
Council Tax Band B

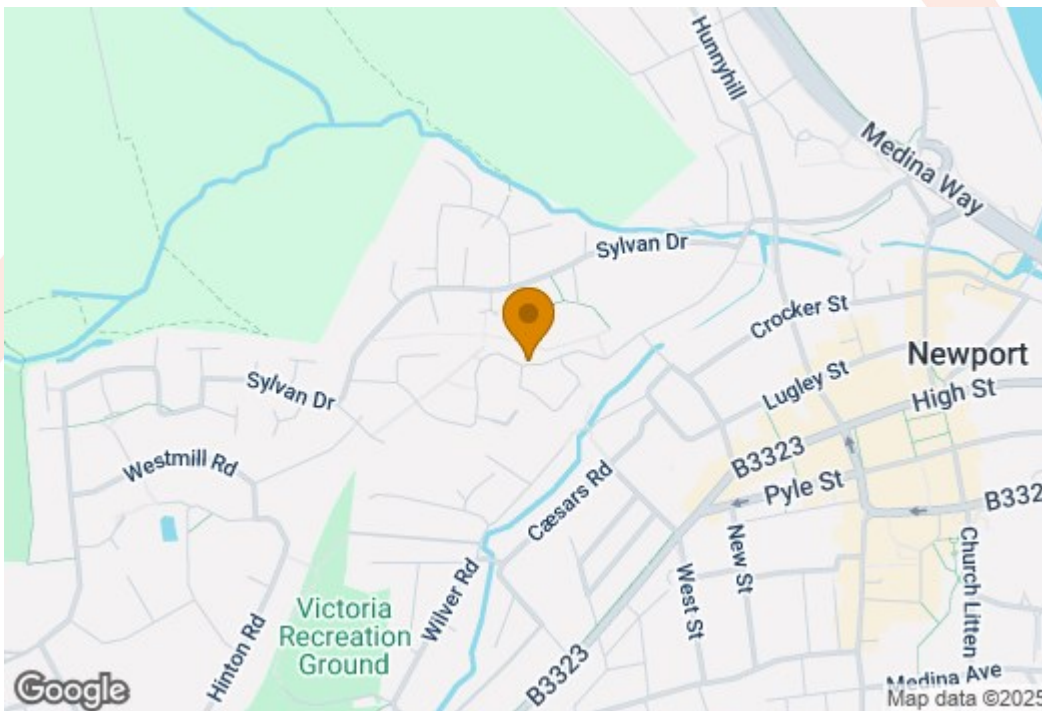




SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: cowes@marvins.co.uk

WWW.MARVINS.CO.UK