



MARVINS
ESTATE AGENTS



HOMEWIGHT HOUSE CROCKER STREET, NEWPORT, PO30 5GA

£79,950

A rare Ground Floor Apartment in Homewight House.

Situated in the heart of Newport, this superb one-bedroom ground floor apartment offers secure, relaxed, and independent living within the ever-popular Homewight House — a well-managed development exclusively for the over-60s.

Ground floor properties here seldom come to market, and this one enjoys a pleasant outlook with direct access to the communal gardens, giving it an open, welcoming feel.

Inside, the apartment includes 24 hour emergency Careline response system via pull cords for peace of mind, while the development provides excellent on-site facilities including a bright residents' lounge, guest suite, laundry room, and beautifully kept gardens.

A perfect blend of safety, community, and independence — all just moments from the town centre. With no onward chain we encourage you to view as soon as possible.

COWES OFFICE

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

WWW.MARVINS.CO.UK

HOMEWIGHT HOUSE CROCKER STREET, NEWPORT, PO30 5GA

COMMUNAL ENTRANCE

There is a communal entrance where the Residents Lounge is found along with the Managers office. Easy access is provided to the Laundry Room and Guest Rooms. No. 12 is on the ground floor and therefore a short walk away from the entrance.

ENTRANCE HALL

Large cupboard housing immersion heater with useful storage. Emergency pull cord. Entry phone.

BEDROOM ONE

8'9 x 14'3 (2.67m x 4.34m)

Rear aspect onto communal gardens. Built in wardrobe. Night storage heater.



BATHROOM

Suite comprising panelled bath, low level WC, vanity unit with inset sink. Fully tiled walls.

LOUNGE

10'2 x 17'6 (3.10m x 5.33m)

A pleasant living space with aspect and access to the communal gardens. Night storage heater. Archway to:



KITCHEN

7'3 x 6'11 (2.21m x 2.11m)

With rear aspect over the communal gardens. Fitted with a range of floor and wall cupboards with bevel edged worktops over. Electric cooker point. Fully tiled.

TENURE

This property is Leasehold. Balance of Lease 125 years from 1987.

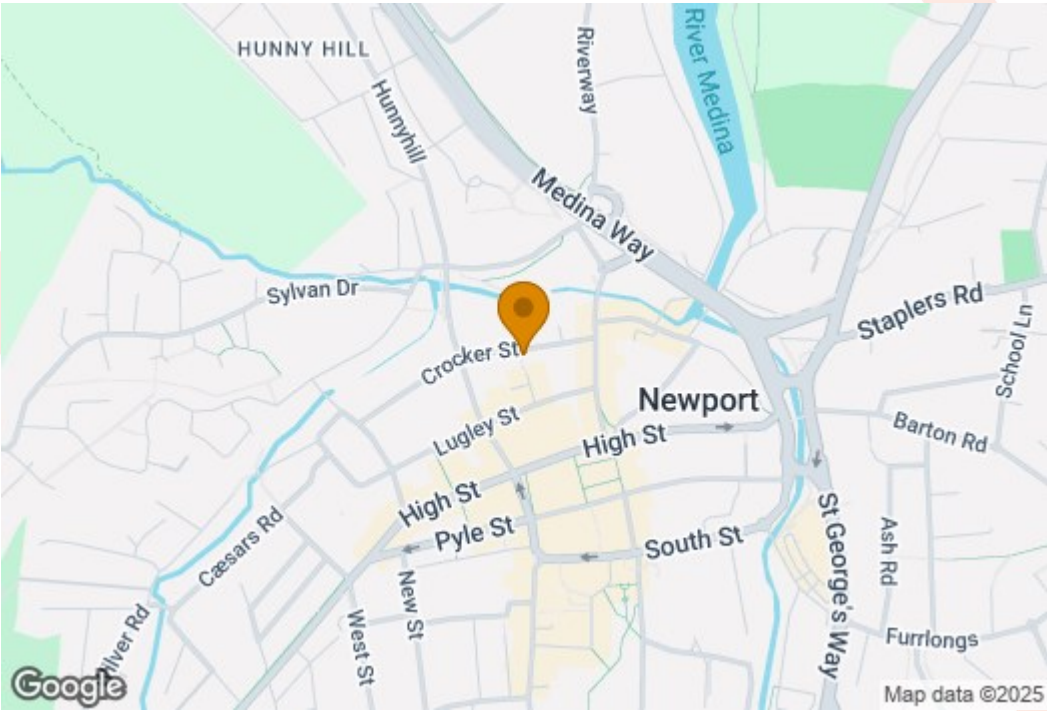
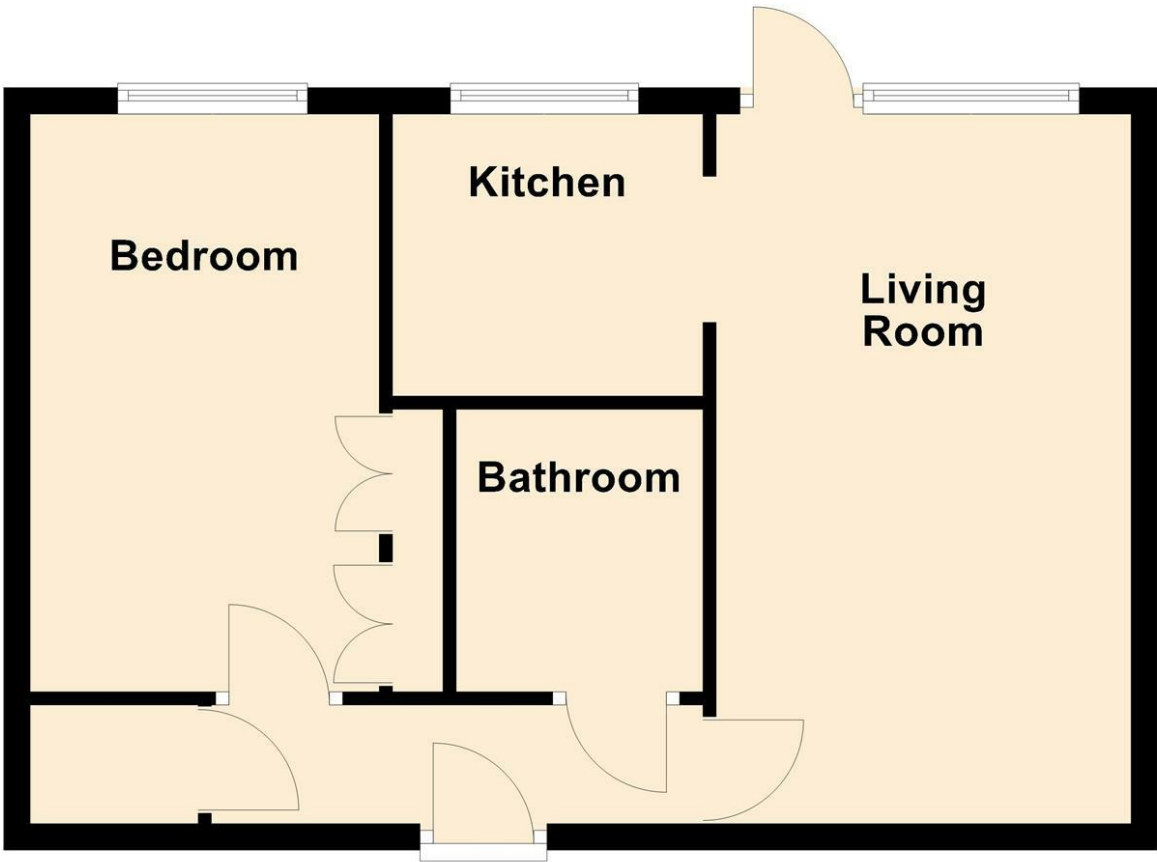
Service charge approximately £3468 per annum.

Ground rent approximately £494 per annum.

Council Tax Band A.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		62
(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