eastcowes@wright-iw.co.uk

wright estate agency



£34,995

Flat 3, Somers Brook Court Foxes Road, Newport, Isle of Wight, PO30 5UN













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 on hand staff.

The property enjoys excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied daily table-service lunch, laundry room, scooter store and landscaped gardens.

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 per night applies.

Briefly the ground floor apartment has spacious and light accommodation and comprises entrance hallway, lounge/ diner, kitchen, double bedroom, store room and wet room. Additional benefits include under floor heating, double glazing, communal gardens and patio area.

At Somers Brook Court; there are always plenty of regular activities to choose from including; exercise classes, coffee mornings, film nights, monthly bingo and cheese and wine evenings. 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 a 5 minute walk from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. In addition, a Sainsbury's supermarket is just a few minutes walking distance.



Hallway

Lounge	23'11" x 10'9"
Kitchen	7'11" x 7'7"
Bedroom	14'11" x 9'10"
Wetroom	9'4" x 8'11"

Outside
Communal gardens and off road parking on a first come first served basis. There is also a small patio with access from the lounge

Council Tax
Band A

Tenure
Leasehold - 111 Years remaining

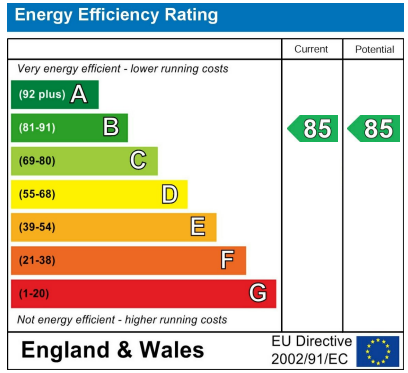
Services
Mains water, gas, electricity and drainage

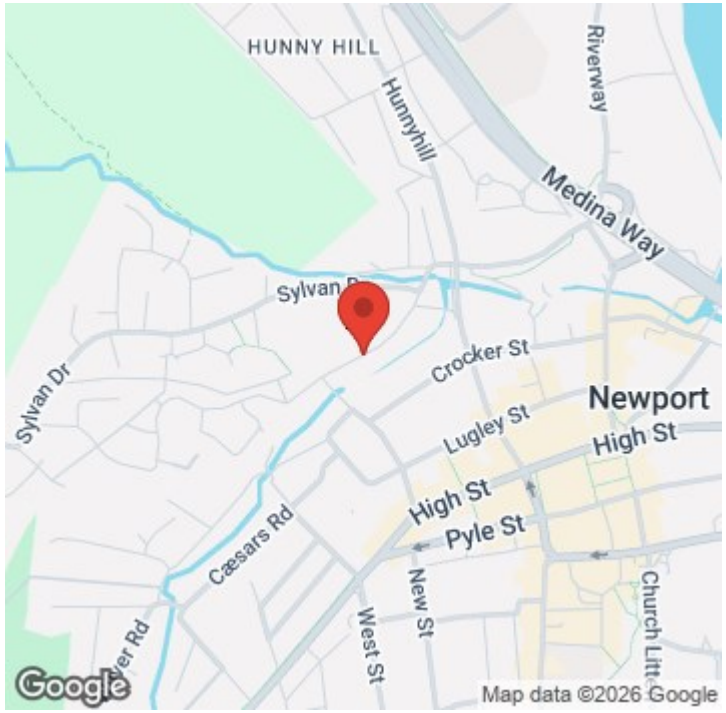
Additional Information
Ground Rent - £435.00 per annum
Service Charges - £9565.92 per annum
Optional - Guest Suite - £25.00 per night with £5 booking charge.
Optional - Meals from £4.35 for mains and additional £1.60 for starters and £1.60 for desserts.

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Floor Plan





Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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