

Somers brook Court Foxes Road Newport, PO30 5UN £160,000



CHAIN FREE!! Is this modern-presented 2 bedroom retirement apartment located in the popular town of Newport, within walking distance to local supermarkets, bus routes & town centre. The property consists of a spacious living area leading on to a private patio area, modern-fitted kitchen, two double bedrooms one benefitting from built-in mirrored wardrobe, good-sized bathroom, separate WC, cloakroom & storage room. Other benefits of the property include a 24 hour emergency call facility with built-in intercom, communal lounge, restaurant, laundry room, scooter store room & communal garden.

CHAIN FREE!!

2 BEDROOMS

COMMUNAL LOUNGE & LAUNDRY

FULLY MANAGED/24 HOUR CARE

GROUND FLOOR APARTMENT

WALKING DISTANCE TO TOWN CENTRE

ROOMS

Entrance Hall

Carpet flooring. Built-in Intercom for 24 care. Access to all rooms.

WC 8' 6" x 8' 6" (2.6m x 2.6m)

Anti-slip vinyl flooring. Sink basin & WC. Handrail.

Living room 23' 8" x 12' 4" (7.21m x 3.77m)

Carpet flooring. Electric fireplace. Double glazed window to rear aspect & double glazed door to rear access leading onto to private patio area. Radiator.

Kitchen 7' 10" x 8' 2" (2.40m x 2.50m)

Tiled flooring. Modern-fitted kitchen with integrated appliances. Electric hob & fan oven. Double glazed window to rear aspect.

Bedroom 2 14' 1" x 9' 10" (4.3m x 3m)

Carpet flooring. Double glazed window to rear aspect. Radiator.

Cloakroom 0' 0" x ' ' (0m x m)

Bedroom 1 15' 11" x 9' 10" (4.85m x 3m)

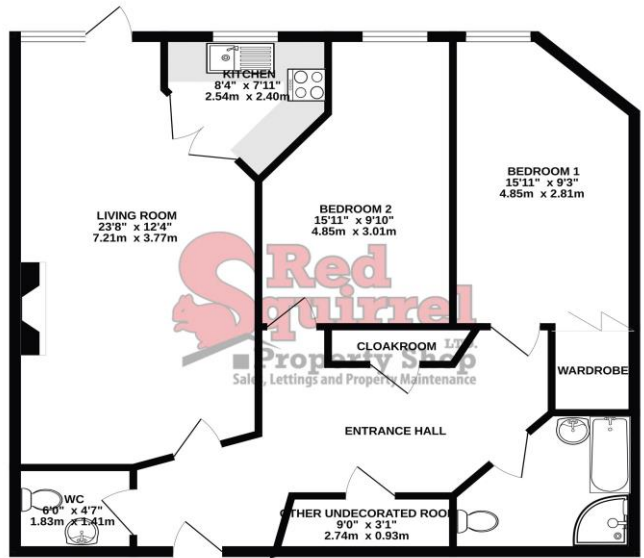
Carpet flooring. Mirrored built-in wardrobe. Double glazed window to rear aspect. Radiator.

Bathroom 8' 6" x 8' 6" (2.6m x 2.6m)

Anti-slip vinyl flooring. Sink basin & WC. Bath & wet room. Handrails. Heated towel rail.

Cupboard

GROUND FLOOR
871 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq ft (81.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, elevations, sections and any other items are approximate and to be interpreted as such for any one dimension to this statement. The floor plan is illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency can be given.
Made with Metropix (2023)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

