



Flat 14, Somers Brook Court, Newport, Isle of Wight

£155,000



**Megan Baker**  
Estate Agents



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## Flat 14, Somers Brook Court, Newport, Isle of £155,000

This lovely one bedroom apartment which is located on the first floor, sits within these beautifully designed apartments and benefits from its own balcony. They are superbly positioned in the town centre and offer something extra for those aged 70+ who require assisted living within a comfortable and well considered environment. With 24 hour, 365 day staff on site; a subsidised restaurant to provide hot lunches; gorgeous guest suite available to rent; laundry room and communal gardens, the apartment block provides lifts to all floors and a beautiful residents lounge. The environment gives both security and independence for the residents and includes 1 hour per week apartment cleaning and has a garage area with power points for mobility vehicles.

### Communal secure entry door into:

#### COMMUNAL LOBBY

A spacious area with seating and the house managers office and reception. Access to the communal lounge; dining room and laundry facilities.

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#### ENTRANCE HALLWAY

A spacious entrance to the apartment with a large built in storage cupboard and smart wooden doors to:

#### LIVING ROOM

*24' x 10'9 max (7.32m x 3.28m max)*

A bright and comfortable living area which can accommodate both living and dining spaces. Light floods in through the triple glazed door one end which lead out to the balcony.

#### BALCONY

Enclosed by a glazed balustrade, this sunny decked balcony offers a lovely spot to sit and people watch.

#### KITCHEN

*8'3 max x 7'7 max (2.51m max x 2.31m max)*

A light, well fitted kitchen with stylish wooden fronted units and dark worktops. Integrated appliances include





a fridge/freezer; eye level oven; separate hob and extractor chimney. Electric operated triple glazed rear window.

### **BEDROOM**

*15' max x 9'11 max (4.57m max x 3.02m max)*

A good sized double room in cream decor with mirror fronted built in double wardrobe. Window to front and side creating a double aspect outlook.

### **BATHROOM**

*9'3 max x 8'9 max (2.82m max x 2.67m max)*

A good sized wet room style facility with shower area; low bath; wash hand basin set in vanity unit and W.C. Chrome heated towel ladder; non slip floor and smart ceramic tiled walls.

### **COMMUNAL AREAS**

Somers Brook Court has excellent communal facilities including a residents subsidised dining room with large outside terrace; well appointed lounge as well as laundry room and lovely communal gardens. In addition there is a beautiful guest suite which can be booked for any friends and relatives to have their own space. There is 24 hour assistance available on site and a garage area designed with power points for mobility scooters.

**Viewings: Strictly by appointment only through Megan Baker Estate Agents**



These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

