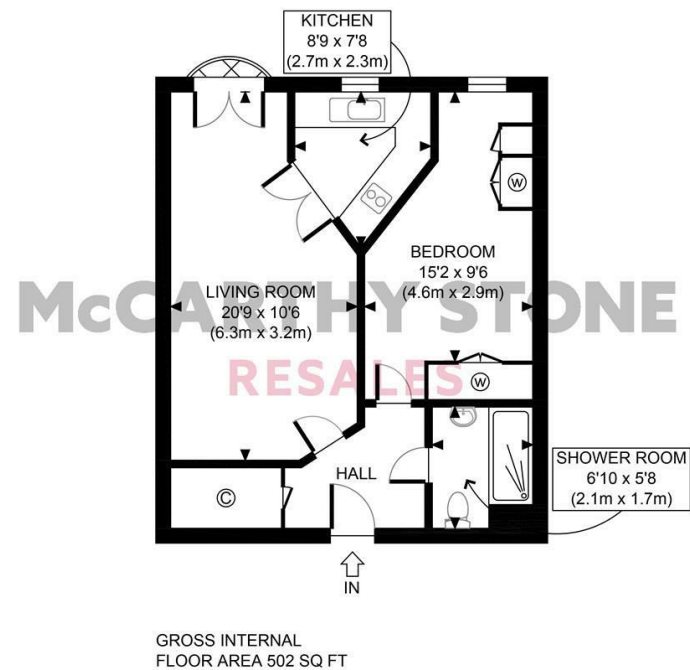
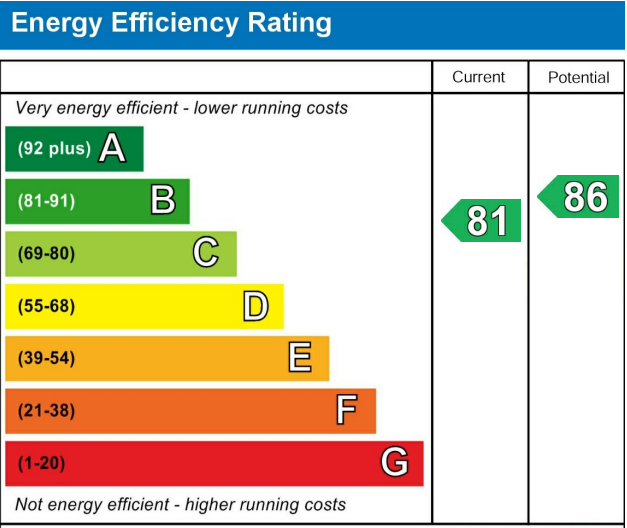




GROSS INTERNAL
FLOOR AREA 502 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 502 SQ FT / 47 SQM	Browning Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 28/04/21
	photoplan

COUNCIL TAX BAND: A



A BEAUTIFULLY PRESENTED one bedroom apartment with JULIET BALCONY overlooking gardens, located on the FIRST FLOOR, which has been UPGRADED THROUGHOUT to a HIGH STANDARD in every room.

ASKING PRICE £115,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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BROWNING COURT, FENHAM, NEWCASTLE UPON TYNE

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

SUMMARY

Browning Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 36 one and two-bedroom retirement apartments for the over 60s. For peace of mind, there is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom, should you require them.

The development includes a Homeowners' lounge and landscaped gardens, prefect for homeowners, friends and family to socialise. There is a guest suite available to book for any visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

The apartment has been thoughtfully updated throughout to an exceptionally high standard and features a fully fitted kitchen, lounge, bedroom and separate shower room. Viewing is strongly advised to appreciate the standard of improvement.

LOCAL AREA

Browning Court is situated in the residential area of Fenham on the North West side of Newcastle and within two miles of the

A1 Western Bypass. The site, accessed from Fenham Chase, is pleasantly set back from Fenham Hall Drive which provides ready access in to the centre of Newcastle. A regular bus service operates in to the City, with a bus stop immediately outside the development's shoppers' entrance on Fenham Hall Drive.

Within 400 yards of the site is a range of shops and services including general purpose store, newsagents, doctors surgery, library and swimming pool. A wider range of shops can be found on Two Ball Lonnen, whilst Newcastle City Centre, is within 4 miles.

On the banks of the River Tyne, the vibrant City of Newcastle is a delightful mix of the historic and modern renowned for its excellent shopping facilities, attractive architecture and wide range of festivals and art events throughout the year. The quayside area has seen major redevelopment over the last few years with the Sage and Baltic centres making a major contribution to the cultural expansion of the area.

ENTRANCE HALL

Front door with letter box and spy hole leads to the large entrance hall with wood effect hard flooring. Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system are situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard with useful shelving. Doors lead to the lounge, bedroom and shower room.

LIVING ROOM

Beautifully decorated living room with a smartly presented dining area, divided from the living room by wood effect hard flooring. A Juliet balcony overlooks the well-maintained side gardens. A log burner style electric feature fire with marble effect surround, creates an attractive focal point to the room. There are TV and telephone points, ceiling lights, fitted carpets and raised electric power sockets. Partially glazed double doors lead into a separate kitchen.

KITCHEN

Fully re-fitted kitchen with a range of wall and base units with a granite effect work surface, tiled splash backs, wood effect

1 BED | £115,000

flooring and under-counter lighting. Composite sink and drainer unit with brushed stainless steel tap sits beneath a window overlooking the gardens. Integrated appliances include a built-in oven, ceramic hob with extractor fan over, fridge and freezer.

BEDROOM

Beautifully presented bedroom benefiting from fitted built in furniture, consisting of two wardrobes, over bed cupboards, bedside tables and a chest of drawers. There are raised level power points, ceiling light and TV and telephone point.

SHOWER ROOM

The shower room has been re-fitted shower room to a high standard, comprising a walk-in shower with glass shower screens, shower panneling walls, adjustable showerhead, shower seat and grab rail. WC with built-in cistern, wall-mounted high gloss vanity unit with wash basin and mirrored vanity cupboard above. Wood effect flooring, partially tiled walls and emergency pullcord.

SERVICE CHARGE

- House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,380.55 for financial year ending 28/02/2026.

ON-SITE PARKING

Parking is by available on a first come, first served basis. There is no charge for the parking.

LEASEHOLD INFORMATION

Lease Length: 125 years from June 2008

Ground Rent: £730.81 per annum

Ground Rent review: 2038

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

