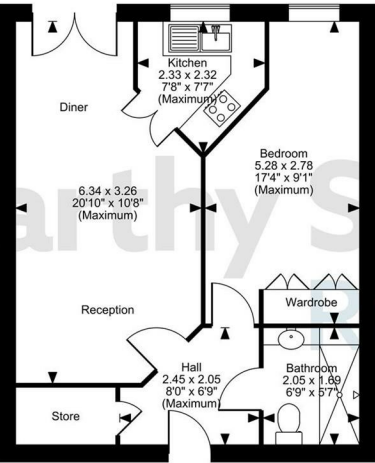


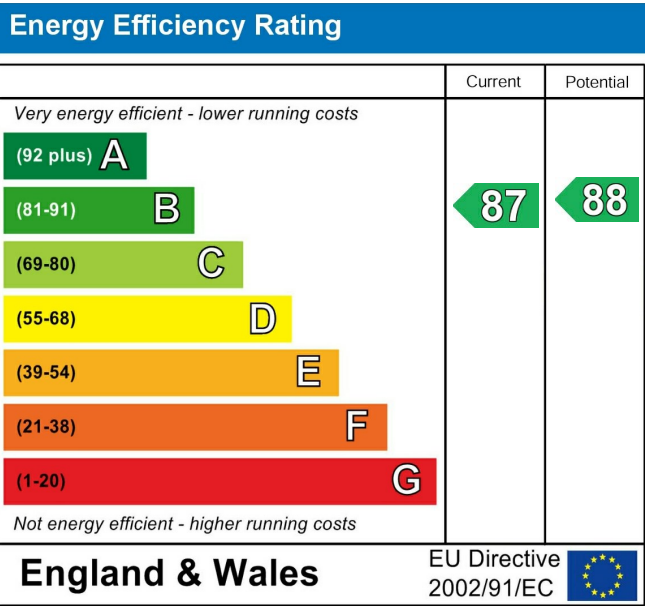
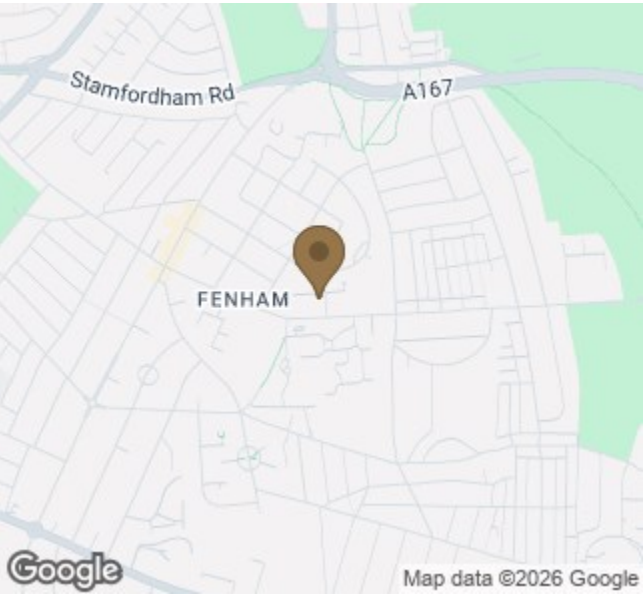
Browning Court, Fenham Court, Newcastle upon Tyne
Approximate Gross Internal Area
482 Sq Ft/45 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544



32 Browning Court

3 Fenham Chase, Newcastle Upon Tyne, NE4 9DR

1 1 **Council Tax Band: A**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 32 Browning Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £110,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Southerly facing one bedroom apartment
- Juliet balcony
- House Manager onsite
- Lovely landscaped gardens
- Communal lounge where social events take place
- Guest suite for visiting family & friends
- 24 hour emergency Careline for peace-of-mind
- Within 150 yards of a bus stop

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

32 Browning Court, Newcastle Upon Tyne

1 | 1 | Asking price £110,000

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. 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.

The apartment features a fully fitted kitchen, lounge, bedrooms and separate shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

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 spy hole leads to the large entrance hall - the 24-hour emergency response system. From the hallway there is a door to a storage cupboard/airing cupboard with useful shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedroom and shower room.

Lounge

Double opening doors to Juliet balcony, TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with wood effect flooring. Stainless steel inset sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and free standing fridge/freezer, space and plumbing for washing machine.

Bedroom

Benefiting from a built in mirrored wardrobe. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

Service Charge

- 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 £3,380.52 per annum (for financial year end 28/02/2026)

Parking (Permit Scheme) subject to availability
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease Length: 125 years from June 2008
Ground Rent: £730.81 per annum
Ground Rent review: Jan - 2038

Additional Information & Services

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

