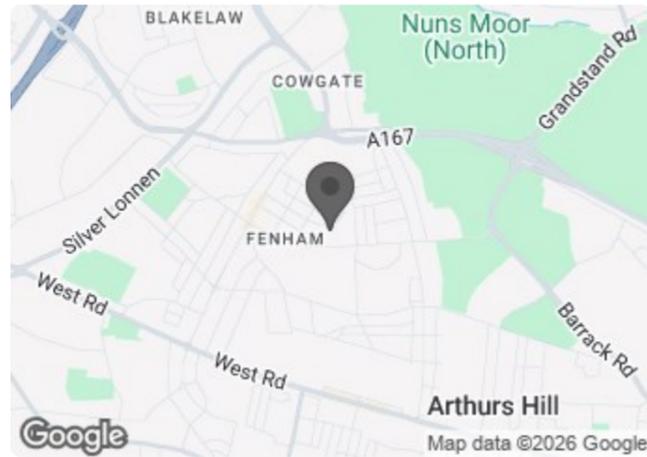


7 Browning Court, Fenham Court, Newcastle upon Tyne
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

7 Browning Court

Fenham Court, Newcastle Upon Tyne, NE4 9DR



Asking price £125,000 Leasehold

A wonderfully SPACIOUS one bedroom GROUND FLOOR apartment with EASTERLY FACING PATIO overlooking the communal gardens in a quiet corner of this MCCARTHY STONE Retirement Living development located just 150 yards to a bus stop and 400 yards to local shops and amenities.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Browning Court, Fenham, Newcastle Upon Tyne

1 bed | £125,000

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.
- 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, bedroom 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).

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 a ladies and gents hairdressers. 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 a hallway with carpeted flooring- the 24hr. Apollo emergency pull cord system, intercom, and security system are all situated in the hall. From the hallway there is a door to a large storage /airing cupboard fully shelved and housing the Gledhill hot water system . Spot lights to the ceiling fully illuminate the hall and an electric radiator offers additional heating. Doors lead to the lounge, bedroom and shower room

Lounge

This wonderfully modernised, spacious lounge features a contemporary fireplace with electric fire and a recently installed Dimplex Quantum night storage heater. The room benefits from TV and telephone points, two ceiling lights, and conveniently raised power sockets. An additional side window provides extra natural light. Patio doors, fitted with blinds, open onto an extended patio area and the communal gardens. A feature toughened-glass sliding door leads through to the kitchen.

Kitchen

Fully fitted refurbished kitchen with vinyl floor. Stainless steel sink with mono block lever tap. Built in oven, ceramic hob with extractor hood, fridge freezer, dishwasher and plumbed for washing machine. Under pelmet lighting.

Bedroom

Benefiting from a bountiful wardrobe space and built-in over bed storage with additional mirrored wardrobe. Ceiling lights, TV and phone point. Electric radiator offers additional heating.

Shower Room

The modernised shower room is fully tiled with wall board to the shower. It is fitted with a suite comprising of shower cubicle, WC and a double sink. Vanity units with drawers, a tall cupboard and 2 mirrored wall cupboards provide good storage. A white ladder radiator, fan heater and vent axia system are fitted.

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.

Annual Service charge £3,639.60 for financial year ending 28/02/2027.

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: 125 years from 1st Jan 2008
Ground rent: £730.81 per annum
Ground rent review: 1st Jan 2038

Additional Information & Services

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

