McCarthy & Stone
RESALES

21 Browning Court Fenham Court, Newcastle Upon Tyne, NE4 9DR
Asking price £89,950 LEASEHOLD

For further details
please call 0345 556 4104

# 21 Browning Court Fenham Court, Newcastle Upon Tyne, NE4 9DR

McCarthy and Stone Resales are pleased to offer for sale this NICELY PRESENTED ONE BEDROOM APARTMENT WITH JULIET BALCONY OVERLOOKING LANDSCAPED GARDENS, situated within a friendly yet exclusive retirement living development for the over 60's.

## 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).

## 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 spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with rails and shelving providing useful storage. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and bathroom.

## Lounge

Spacious lounge with the benefit of a Juliet balcony overlooking well maintained communal grounds. There is ample space for dining and a feature fire with surround which acts as an attractive focal point. Additional built in storage cupboard. TV and telephone points, two ceiling lights, fitted carpets, radiator and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

## Kitchen

One of the larger kitchens in Browning Court, the fully fitted kitchen with a range of modern low and eye level units and drawers with a work surface. Stainless steel sink with mono lever tap, drainer and double glazed window above overlooking the rear. Integrated waist height oven with four ring ceramic hob and extractor over and integrated fridge and freezer. Tiled splashbacks. Lino flooring.

## Bedroom

Double bedroom with window to the rear overlooking landscaped gardens. Built in mirror fronted wardrobe. TV and telephone points, ceiling light, fitted carpets, radiator and raised electric power sockets.

## Shower Room

Tiled and fitted with suite comprising of walk-in shower cubicle with glass screen, low level WC, vanity unit with sink and mirror above, extractor fan and a heated towel rail.

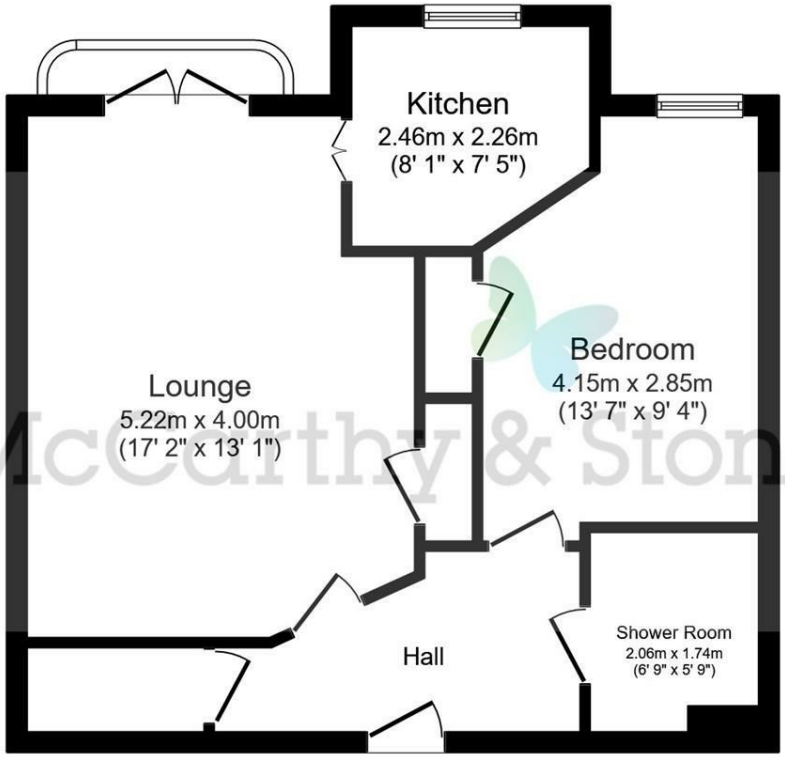
## Service Charge

- Onsite 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. Find out more about service charges please contact your Property Consultant or House Manager.

## Leasehold Information

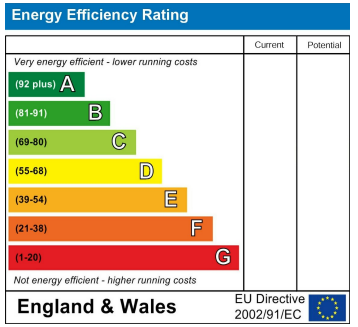
Lease Length: 125 years from 2008
Ground rent: £425 per annum
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

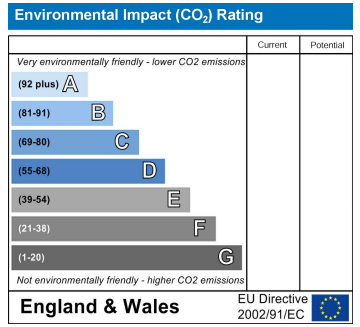



## Floor Plan

Total floor area 50.0 sq. m. (538 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com




There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

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