



**Browning Court,**  
Bourne, PE10 9FA

**NEWTON** FALLOWELL 

**Browning Court,  
Bourne, PE10 9FA  
£235,000 Leasehold**

**\*\*\*NO FORWARD CHAIN\*\*\***

This exclusive over 60s retirement complex offers much more than just a two bedroom apartment. Browning Court offers assisted living, with a duty manager present on site 24/7, emergency callouts between 9.30pm - 7.30am, 1 hour 30 mins service time EVERY week AND MORE. Residents can also make use of the wide range of facilities, including; living room, dining room, restaurant, guest suite, hobby rooms, stunning gardens AND car parking.

The apartment itself boasts spacious living, benefiting from high ceilings and ample storage space. The fitted kitchen enjoys a range of appliances, including a hob, eye level cooker, fridge/freezer and washer/dryer. The property also boasts an open living/dining room, two DOUBLE bedrooms (master with fitted wardrobes), cloakroom and FOUR-PIECE bathroom. Doorways are 1 meter wide to accommodate wheelchair access.



### **Browning Court**

Browning Court provides assisted living to persons over the age of 60, with a Duty Manager on site 24/7 and emergency call outs available between 9:30pm - 7:30am. Owners benefit from one and a half hour's service time per week, with a laundry service available and handyman.

A lift provides access to all levels, with all areas accessible via wheelchair. Browning Court is situated within close proximity of the town centre, including supermarket and other amenities.

Browning Court benefits from a restaurant, which offers a three course lunch every day, dining room, lounge, landscaped gardens to enjoy and car parking. There is also a hobbies room, which has a busy social programme, to include coffee mornings, tai chi, bingo, quiz nights, cards, scrabble and themed evenings.

Family, friends and pets are all welcome (with pets subject to the terms of the lease)!

### **Lease**

Browning Court was constructed in 2008, with a 125 year lease commencing from 2008, leaving approximately 111 years left on the lease currently. Approximately £555 per month is payable, which includes access to all of the facilities on site, 1 hour 30 minutes of service time per week, water, buildings insurance, window cleaning and ground maintenance.

### **Entrance Hall**

### **Lounge Diner**

17'2 x 11'5 (5.23m x 3.48m)

### **Kitchen**

11 x 8 (3.35m x 2.44m)

### **Bedroom One**

13'7 x 10'5 (4.14m x 3.18m)

### **Bedroom Two**

13'7 x 9'2 (4.14m x 2.79m)

### **Bathroom**

11'1 x 7'11 (3.38m x 2.41m)

### **Cloakroom**



**COUNCIL TAX INFORMATION:**

Local Authority:

Council Tax Band:

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



**NEWTON  
FALLOWELL**

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

## GROUND FLOOR

843 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, omission or mis-statement. This plan is for advertising purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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