







- Over 55's Development
- Well Presented
- 24 Hour Warden
- Transport Links Nearby
- Viewing Recommended
- First Floor Flat
- Juliet Balcony
- Close To Amenities
- Council Tax Band \*A\*
- Call for More Information







This delightful, one-bedroom, first floor flat is positioned in Browning Court, Fenham. A purpose-built retirement development for the over 55s. The property has recently been refurbished throughout and is a real credit to the current owners.

The location is close to a wealth of local amenities including shops and supermarkets with further amenities in Newcastle City Centre easily accessed via regular public transport links. The bus stop is only a few minutes' walk away.

The property is accessed via a communal entrance and briefly comprises: - entrance hallway with storage, spacious lounge/dining room with a feature fireplace and French doors opening to a Juliet balcony, modern fitted kitchen with a range of wall and floor units and an integrated oven, hob, washing machine and fridge freezer, one double bedroom with fitted wardrobes and a lavish shower room/w.c with under sink storage and a mirrored cabinet. Further benefits include electric heating, double glazing, and access to a communal lounge and laundry room. There is also a house manager on the site and a 24-hour emergency call system.

Externally there are beautifully kept communal gardens and there is also communal parking.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

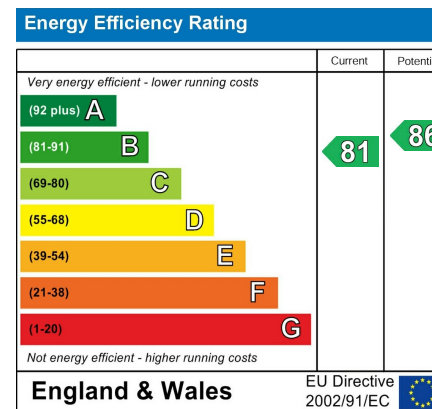


## The difference between house and home

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