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- Over 55's Development
- Beautifully Presented
- 24 Hour Warden
- Transport Links Nearby
- Viewing Recommended
- Ground Floor Flat
- Private Patio
- Close To Amenities
- Council Tax Band \*A\*
- Call for More Information







This delightful and superbly presented, one-bedroom, ground floor flat is positioned in Browning Court, Fenham. A purpose-built retirement development for the over 55s.

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 patio door opening to a private patio area. The modern kitchen is fitted with a range of wall and floor units and an integrated oven and hob, and the generous double bedroom features fitted wardrobes. An opulent shower room WC completes the property with stylish fixtures and a double vanity unit. 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.



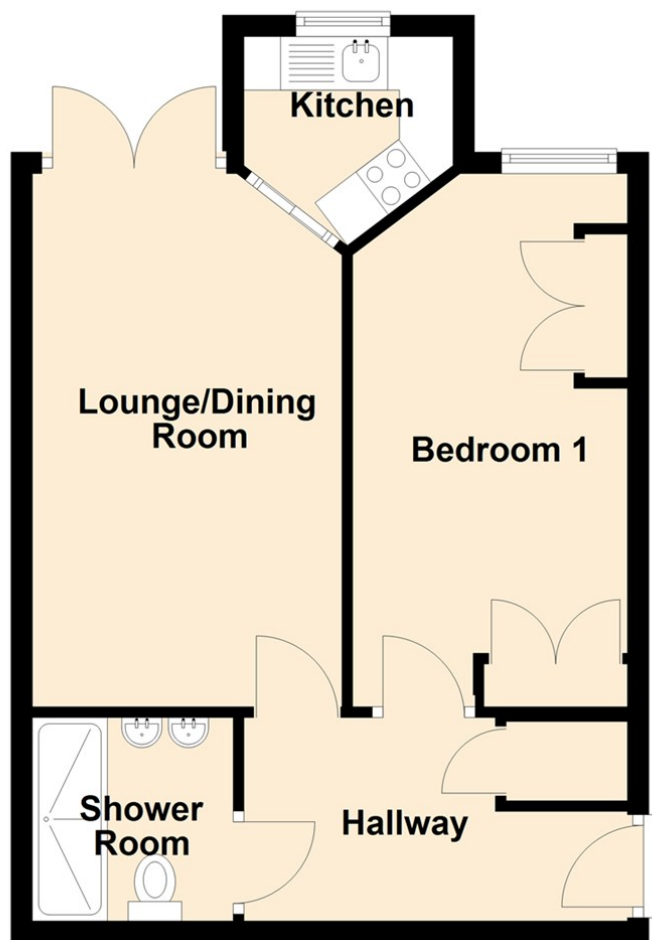
Externally there are beautifully kept communal gardens and there is also communal parking.

#### Tenure

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

Council Tax band \*A\*.

## Ground Floor



Lounge 20'4" x 10'5" (6.20 x 3.20)

Bedroom 19'8" x 9'2" (6.00 x 2.80)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 73      | 84                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

## The difference between house and home

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