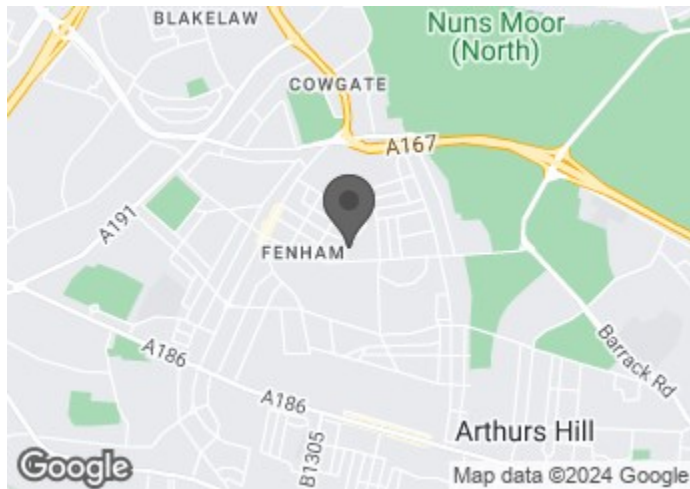


APPROX. GROSS INTERNAL FLOOR AREA 502 SQ FT / 47 SQM	Browning Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 28/04/21 photoplan

COUNCIL TAX BAND: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

**McCARTHY STONE
RESALES**

23 BROWNING COURT
3 FENHAM CHASE, NEWCASTLE UPON TYNE, NE4 9DR



A BEAUTIFULLY PRESENTED one bedroom apartment with JULIET BALCONY overlooking gardens, located on the FIRST FLOOR, which has been UPGRADED THROUGHOUT to a HIGH STANDARD in every room.

ASKING PRICE £110,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BROWNING COURT, FENHAM, NEWCASTLE UPON TYNE

1 BED | £110,000

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. For peace of mind, 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, should you require them.

The development includes a Homeowners' lounge and landscaped gardens, perfect for homeowners, friends and family to socialise. There is a guest suite available to book for any visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

The apartment has been thoughtfully updated throughout to an exceptionally high standard and features a fully fitted kitchen, lounge, bedroom and separate shower room. Viewing is strongly advised to appreciate the standard of improvement.

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 letter box and spy hole leads to the large entrance hall with wood effect hard flooring. Illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system are situated in the hall. From the hallway there is a door to a storage cupboard/airing cupboard with useful shelving. Doors lead to the lounge, bedroom and shower room.

LIVING ROOM

Beautifully decorated living room with a smartly presented dining area, divided from the living room by wood effect hard flooring. A Juliet balcony overlooks the well-maintained side gardens. A log burner style electric feature fire with marble effect surround, creates an attractive focal point to the room. There are TV and telephone points, ceiling lights, fitted carpets and raised electric power sockets. Partially glazed double doors lead into a separate kitchen.

KITCHEN

Fully re-fitted kitchen with a range of wall and base units with a granite effect work surface, tiled splash backs, wood effect flooring and under-counter lighting. Composite sink and drainer unit with brushed stainless steel tap sits beneath a window overlooking the gardens. Integrated appliances include a built-in oven, ceramic hob with extractor fan over, fridge and freezer.

BEDROOM

Beautifully presented bedroom benefiting from fitted built in furniture, consisting of two wardrobes, over bed cupboards, bedside tables and a chest of drawers. There are raised level power points, ceiling light and TV and telephone point.

SHOWER ROOM

The shower room has been re-fitted shower room to a high standard, comprising a walk-in shower with glass shower screens, shower paneling walls, adjustable showerhead, shower seat and grab rail. WC with built-in cistern, wall-mounted high gloss vanity unit with wash basin and mirrored vanity cupboard above. Wood effect flooring, partially tiled walls and emergency pullcord.

SERVICE CHARGE

- 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,258.10 for financial year ending 28/02/2025.

ON-SITE PARKING

Parking is by available on a first come, first served basis. There is no charge for the parking.

LEASEHOLD INFORMATION

Lease Length: 125 years from June 2008

Ground Rent: £425 per annum

Ground Rent review: 2023

ADDITIONAL INFORMATION & SERVICES

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

