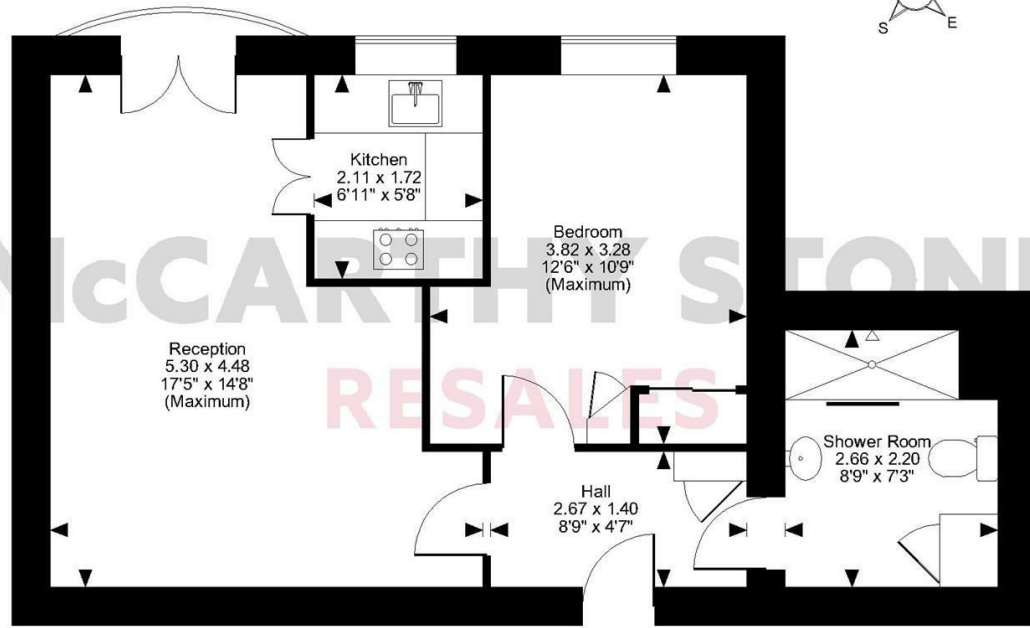
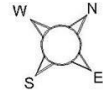


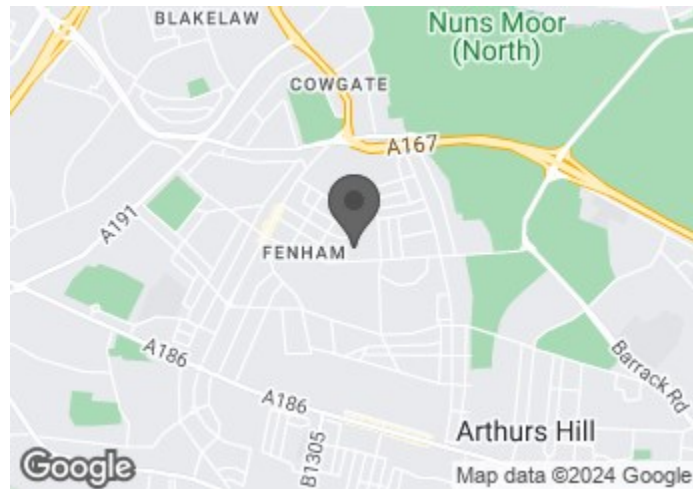
Browning Court, FenhamCourt, Newcastle upon Tyne
Approximate Gross Internal Area
486 Sq Ft/45 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: A



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

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

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



A NICELY PRESENTED one bedroom, GARDEN FACING apartment with a BEAUTIFULLY REFURBISHED KITCHEN located on the FIRST floor of a McCarthy Stone Retirement Living development.

ASKING PRICE £99,950 LEASEHOLD

For further details, please call **0345 556 4104**
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BROWNING COURT, FENHAM, NEWCASTLE UPON TYNE

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 Apello intercom system with emergency response button is situated in the hall. From the hallway there is a door to a storage cupboard. 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 shower room.

LOUNGE

The good sized lounge has a Juliet balcony offering a pleasant outlook over the gardens. Electric fire in fire surround provides a nice focal point. TV and telephone points, ceiling light. Fitted carpets, raised electric power sockets. Glazed doors lead onto a separate kitchen.

KITCHEN

Beautifully refurbished, modern Cavendish kitchen with granite work surfaces and fully tiled walls, integrated Siemens appliances including fridge, freezer, combination oven and microwave, ceramic hob, Franke Villeroy and Boch under mount ceramic sink with a mixer tap. Windows overlooking gardens and vinyl wood effect flooring

BEDROOM

Double bedroom with window overlooking well maintained gardens. Built in mirror fronted wardrobes. TV and telephone points, ceiling light, fitted carpets, radiator and raised electric power sockets.

SHOWER ROOM

Fully tiled, with suite comprising of walk-in shower, low level WC, vanity unit with sink and mirror above. Heated towel rail. Shaver point, heater.

1 BED | £99,950

SERVICE CHARGE

- 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: £3,258.12 per annum (per financial year end 28 Feb 2025)

PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

LEASE INFORMATION

Lease Length: 125 years from June 2008
Ground Rent: £730.81 per annum
Ground Rent review: 2038

ADDITIONAL INFORMATION AND SERVICES

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

