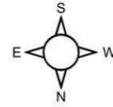
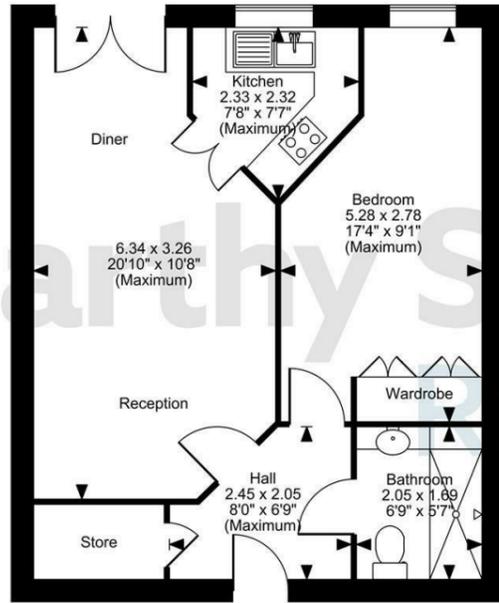


Browning Court, Fenham Court, Newcastle upon Tyne
Approximate Gross Internal Area
482 Sq Ft/45 Sq M



First Floor

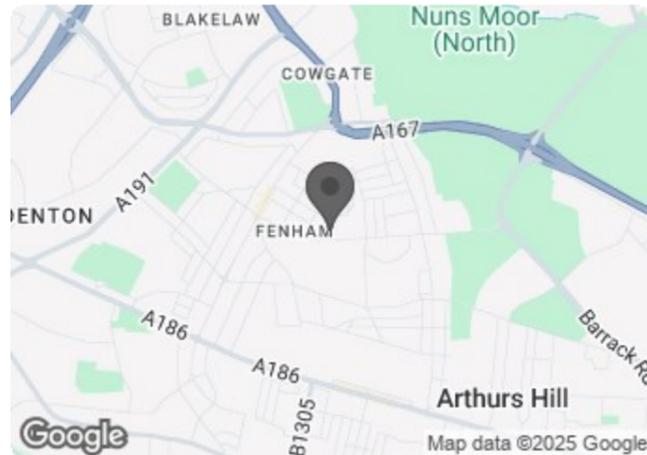
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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32 Browning Court

3 Fenham Chase, Newcastle Upon Tyne, NE4 9DR



Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Asking price £110,000 Leasehold

A one bedroom FIRST FLOOR apartment with SOUTHERLY FACING JULIET BALCONY overlooking the communal grounds in a quiet area of this MCCARTHY STONE Retirement Living development located just 150 yards to a bus stop and 400 yards to local shops and amenities.

Call us on 0345 556 4104 to find out more.

Browning Court, Fenham, Newcastle Upon Tyne

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. 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.

The apartment features a fully fitted kitchen, lounge, bedrooms and separate shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

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 emergency response system. From the hallway there is a door to a storage cupboard/airing cupboard with useful shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedroom and shower room.

Lounge

Double opening doors to Juliet balcony, TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with wood effect flooring. Stainless steel inset sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and free standing fridge/freezer, space and plumbing for washing machine.



1 bed | £110,000

Bedroom

Benefiting from a built in mirrored wardrobe. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

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 £3,380.52 per annum (for financial year end 28/02/2026)

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: Jan - 38

