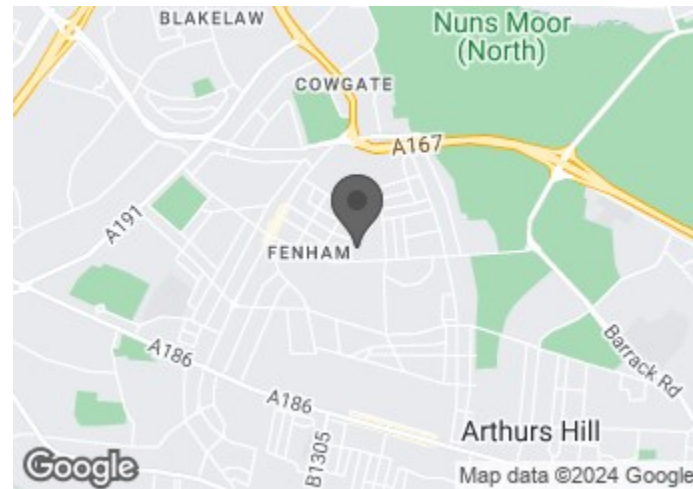


Floor Plan

Total floor area 66.0 sq. m. (710 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.localagent.com

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

33 BROWNING COURT
FENHAM CHASE, NEWCASTLE UPON TYNE, NE4 9DR



A NICELY PRESENTED two bedroom FIRST FLOOR, GARDEN FACING apartment located in a FRIENDLY McCARTHY STONE development FOR THE OVER 60'S which is within 160 meters of a BUS STOP and 0.5 MILE of Fenham SHOPS and AMENITIES.

ASKING PRICE £140,000 LEASEHOLD

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

BROWNING COURT, FENHAM CHASE, NEWCASTLE UPON TYNE

2 BED | £140,000

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.

LOCAL AREA

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ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with useful shelving. 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 bathroom.

LOUNGE WITH JULIET BALCONY

Neutral decor, the good sized lounge has a dining area, adjacent to a Juliet balcony offering a pleasant outlook over gardens. Fireplace with electric fire offers a nice focal point. TV and telephone points, ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

KITCHEN

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and window above. Integrated oven with four ring ceramic hob and extractor over. Integrated fridge and freezer. Plumbed for dishwasher.

BEDROOM

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

BEDROOM TWO

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

BATHROOM

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

SERVICE CHARGES

- Onsite 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £4,887.15 for financial year ending 28th Feb 2025.

CAR 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.

LEASEHOLD INFORMATION

125 years from 2008
Ground rent: £851.18 per annum
Ground rent review: 2038
Managed by: McCarthy and Stone Resales

It is a condition of purchase that all residents must meet the age requirements of 60 years.

ADDITIONAL INFORMATION & SERVICES

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

