





- Over 55's Development
- No Upper Chain
- Close To Amenities
- Council Tax Band: A
- Viewing Recommended
- Second Floor
- One Double Bedroom
- Transport Links Nearby
- Communal Lounge & Laundry
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/sjDCK5yBtwg>
**

This delightful, one-bedroom, second floor Apartment is positioned in Browning Court, Fenham. A purpose-built retirement development for the over 55s. Offered for sale with the benefit of no upper chain.

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 with access to all floors and briefly comprises: - entrance hallway with storage, spacious lounge/dining room and a fitted kitchen with a range of wall and floor units and an integrated oven, hob, one double bedroom and a stylish shower room WC. Further benefits include electric heating, double glazing, and access to a communal lounge and laundry room. There is also a house manager.

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

For more information and to book a viewing please call our team on 0191 236 2070.

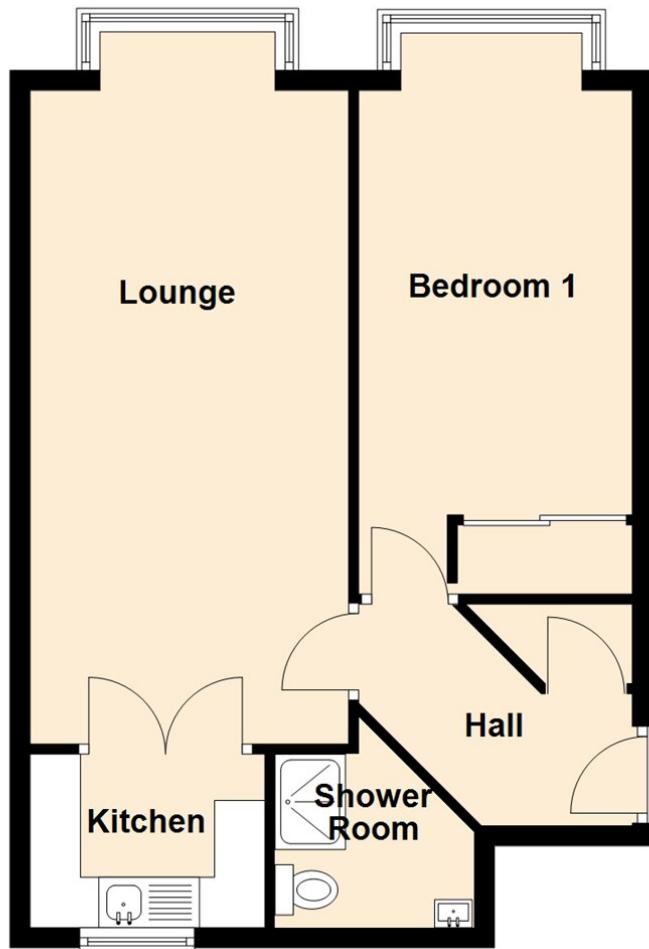
Tenure

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

Council Tax band: A



Second Floor



The difference between house and home

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Lounge 10'3" x 21'6" (3.14 x 6.57)

Kitchen 5'6" x 7'7" (1.70 x 2.32)

Bedroom 16'4" x 9'0" (5.00 x 2.76)

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 | | |
| England & Wales | | EU Directive 2002/91/EC |

Contact Us: 0191 236 2070



www.janforsterestates.com

