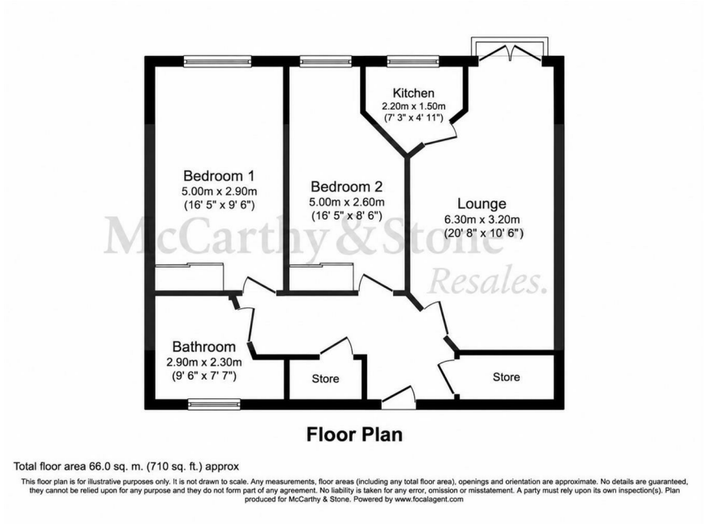
Excellent

Trustpilot

McCarthy & Stone
Resales.

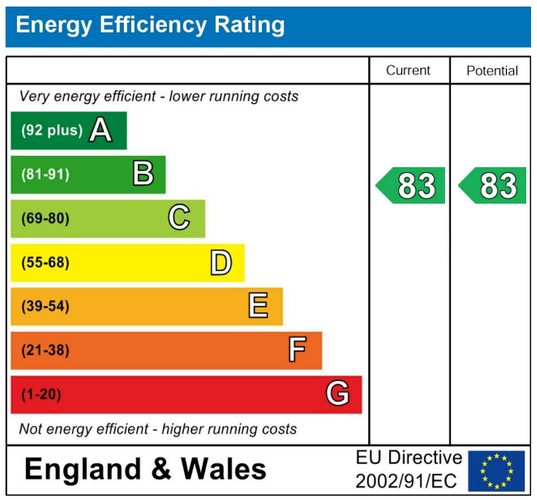


Floor Plan

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.focalagent.com





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







14 Browning Court

Fenham Chase, Newcastle Upon Tyne, NE4 9DR

2 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 14 Browning Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £120,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious two-bedroom ground-floor apartment
- Private patio overlooking landscaped gardens
- Generous lounge with dining area
- Feature fireplace with electric fire
- Separate modern fitted kitchen
- Integrated oven, hob, fridge and freezer
- Two double bedrooms with fitted wardrobes
- Both bedrooms enjoy garden views
- Bathroom with separate bath and shower
- 24-hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

14 Browning Court, Newcastle Upon Tyne

2 | 1 | Asking price £120,000

Development Overview
Browning Court is a retirement living development built by McCarthy Stone, comprising 36 one and two-bedroom apartments designed for the over 60s.

The development offers a welcoming community atmosphere with a homeowners' lounge, beautifully landscaped gardens and a guest suite for visiting family and friends (additional charges apply). A House Manager is on site, and a 24-hour emergency call system provides added peace of mind. Resident parking is available subject to permit and availability.

Situated in the popular residential area of Fenham, Browning Court enjoys a convenient yet peaceful setting, set back from Fenham Hall Drive. A selection of local shops and amenities, including a doctor's surgery, library and swimming pool, are within easy reach, while a bus stop immediately outside the development's shoppers' entrance provides regular services into Newcastle city centre, approximately four miles away.

With excellent transport links, including easy access to the A1 Western Bypass, residents can enjoy the convenience of local amenities alongside Newcastle's extensive shopping, restaurants, cultural attractions and vibrant Quayside.

Apartment Overview
A spacious two-bedroom ground-floor retirement apartment benefiting from a private patio with attractive views over the beautifully maintained communal gardens.

The generous lounge provides ample space for both living and dining furniture, featuring an electric fireplace and direct access to the private patio. A separate fitted kitchen offers a range of wall and base units, integrated oven, ceramic hob, extractor fan, fridge and freezer.

Both bedrooms are well-proportioned doubles, each featuring built-in mirrored wardrobes and pleasant garden views. The fully tiled bathroom benefits from a separate bath and walk-in shower enclosure, alongside a vanity wash basin, WC and heated towel rail.

Additional features include a spacious entrance hallway, walk-in storage cupboard, neutral décor, fitted carpets, raised electrical sockets, security entry intercom and a 24-hour emergency call system.

Social Lifestyle
The Communal Lounge is at the heart of the community at Browning Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Browning Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

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.

Additional Information & Services
- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.

Annual Service Charge: £5,459.40 for the financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information
125 years from 1st Jan 2008
Ground rent: £851.18 per annum
Ground rent review: 1st Jan 2038
Managed by: McCarthy and Stone Resales
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













