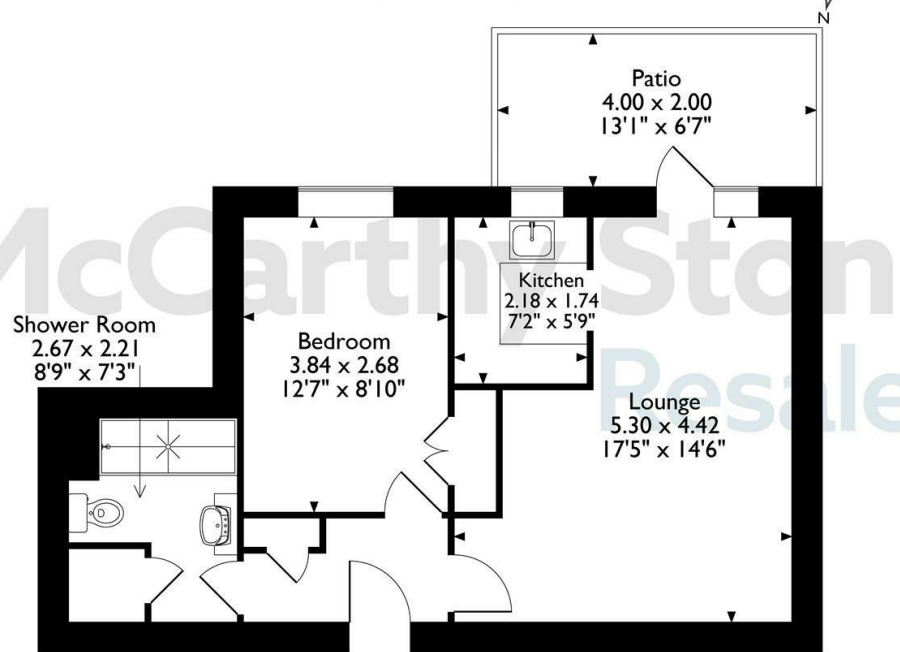


11 Browning Court, Fenham Court, Newcastle upon Tyne
Approximate Gross Internal Area
44 Sq M/474 Sq Ft



Ground Floor

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		
England & Wales	EU Directive 2002/91/EC	

11 Browning Court

3 Fenham Chase, Newcastle Upon Tyne, NE4 9DR



Asking price £115,000 Leasehold

A wonderfully SPACIOUS one bedroom GROUND FLOOR apartment with SOUTHERLY FACING PATIO overlooking the communal gardens 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.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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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 Tunstall emergency response pull cord system is situated in

the hall. 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 and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

Lounge

A spacious south facing lounge recently fitted with new laminate flooring throughout with feature fireplace with fitted electric fire, TV and telephone points. Seven low energy ceiling lights and raised electric power sockets. Patio doors with newly fitted blinds lead to an extended patio area and the communal gardens.

Kitchen

Fully fitted modern fitted kitchen with an excellent range of low and eye level units and drawers with granite style surfaces. Stainless steel sink with mono block lever tap sits below the window with blind. Combination oven/microwave and portable hob. Fitted integrated fridge, freezer and under pelmet lighting. The kitchen has been newly fitted with laminate flooring.

Bedroom

Benefiting from a garden facing window with sunny south facing aspect and bountiful mirrored wardrobe space. Newly fitted laminate flooring and low energy ceiling lights, TV and phone point.

Shower Room

Newly fitted laminate flooring and fitted with suite comprising of higher lever comfort W/C and walk-in shower, 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

1 Bed | £115,000

- Buildings insurance

ANNUAL SERVICE CHARGE: £3380.52 for financial year ending 28.02.2026. 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.

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: 125 years from June 2008
Ground rent: £730.81 per annum
Ground rent review: June 2038

Moving Made Easy & Additional Information

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.
- 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 check our webpage additional services or speak with our property consultant.

- Fibre to the cabinet & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

