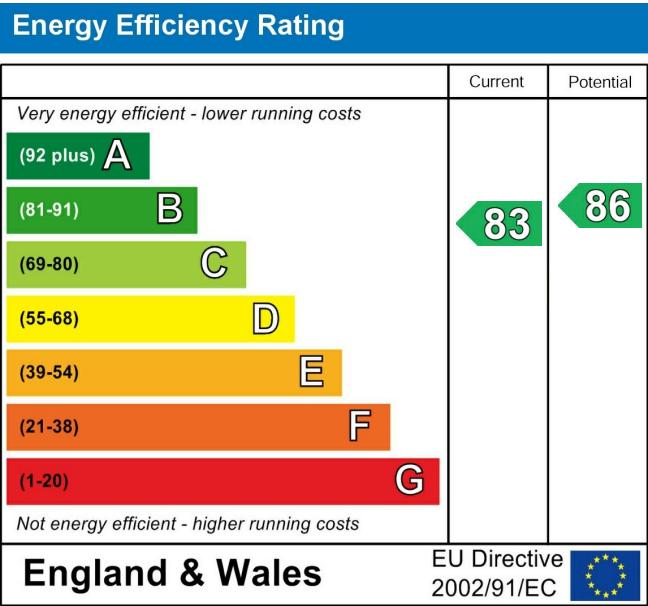
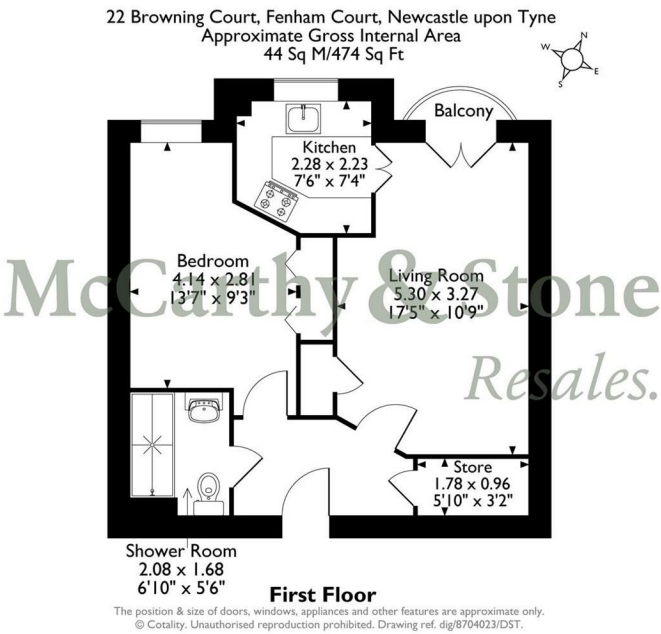




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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



22 Browning Court

Fenham Court, Newcastle Upon Tyne, NE4 9DR

1 Council Tax Band: A

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 22 Browning Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £100,000
Leasehold

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

Why you'll love living here:

- Beautifully presented one-bedroom Retirement apartment
- First-floor position
- Juliet balcony
- Landscaped garden views
- Exclusive over-60s development
- Bright, comfortable living space
- Attractive communal areas
- Beautifully maintained gardens
- Friendly community atmosphere
- Secure, low-maintenance lifestyle

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

22 Browning Court, Newcastle Upon Tyne

 1 |  1 | Asking price £100,000

Development Overview

Browning Court is a purpose-built Retirement Living development for the over 60s, comprising 36 one and two-bedroom apartments. Residents benefit from a House Manager, 24-hour emergency call system, welcoming Homeowners' lounge, landscaped gardens and a guest suite for visiting family and friends, subject to an additional charge.

The development is situated in the popular residential area of Fenham, to the north west of Newcastle, with convenient access to the A1 Western Bypass and Newcastle City Centre. A regular bus service operates from Fenham Hall Drive, with a bus stop conveniently positioned close to the development.

A good selection of everyday amenities can be found nearby, including local shops, a doctors' surgery, library and swimming pool, with further shopping available around Two Ball Lonnen.

Newcastle City Centre is approximately four miles away and offers an excellent range of shops, restaurants, cultural attractions and leisure facilities. The city's vibrant Quayside is also home to well-known landmarks including The Glasshouse International Centre for Music and BALTIC Centre for Contemporary Art.

Apartment overview

A well-presented one-bedroom Retirement apartment situated on the first floor of Browning Court. The property enjoys a pleasant outlook over the landscaped gardens and features a Juliet balcony, spacious lounge, fitted kitchen, double bedroom and separate shower room. Its position within the development offers an attractive aspect while remaining conveniently placed for the communal facilities.

Landscaped Gardens

The welcoming communal lounge opens directly onto beautifully landscaped gardens with seated patio areas, providing an attractive space to relax, socialise and enjoy the surroundings throughout the year. All communal areas and gardens are professionally maintained, allowing homeowners to enjoy them without the responsibility of upkeep.

"A beautifully maintained development with immaculate gardens

and a real sense of care throughout." – McCarthy Stone Homeowner

Social Lifestyle

Socialising is high on the agenda at Browning Court and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

Additional Information & Services

- 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.

Service Charge: £3,639.60 per annum (up to financial year end 28/02/2027).

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

Leasehold Information

Lease: 125 years from 1st Jan 2008
Ground rent: £730.81 per annum
Ground rent review: 1st Jan 2038

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.

