



22 Browning Court, Bourne, PE10 9FA

 **NEWTON FALLOWELL**



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## Key Features

- Exclusive Over 60s Retirement Complex
- Town Centre Location
- Duty Manager On Site 24/7
- First Floor Two Bedroom Apartment
- Spacious Lounge Diner & Separate Kitchen
- Recently Redecorated Apartment
- Wide Range Of High Quality Facilities
- Friendly Social Programme
- EPC Rating B
- Leasehold

£225,000





This exclusive over 60s retirement complex offers much more than just a two bedroom apartment. Browning Court offers assisted living, with a duty manager present on site 24/7, emergency callouts between 9.30pm - 7.30am, 1 hour 30 mins service time EVERY week AND MORE. Residents can also make use of the wide range of facilities, including; living room, dining room, restaurant, guest suite, hobby rooms, stunning gardens AND car parking.

The apartment itself boasts spacious living, benefiting from high ceilings and ample storage space. The fitted kitchen enjoys a range of appliances, including a hob, eye level cooker, fridge/freezer and washer/dryer. The property also boasts an open living/dining room, two DOUBLE bedrooms (master with fitted wardrobes), cloakroom and FOUR-PIECE bathroom. Doorways are 1 meter wide to accommodate wheelchair access.

Browning Court - Browning Court provides assisted living to persons over the age of 60, with a Duty Manager on site 24/7 and emergency call outs available between 9:30pm - 7:30am. Owners benefit from one and a half hour's service time per week, with a laundry service available and handyman.

A lift provides access to all levels, with all areas accessible via wheelchair. Browning Court is situated within close proximity of the town centre, including supermarket and other amenities.

Browning Court benefits from a restaurant, which offers a three course lunch every day, dining room, lounge, landscaped gardens to enjoy and car parking. There is also a hobbies room, which has a busy social programme, to include coffee mornings, tai chi, bingo, quiz nights, cards, scrabble and themed evenings.

Family, friends and pets are all welcome (with pets subject to the terms of the lease)!

Lease - Browning Court was constructed in 2008, with a 125 year lease commencing from 2008, leaving approximately 111 years left on the lease currently. Approximately £740.56 per month is payable, which includes access to all of the facilities on site, 1 hour 30 minutes of service time per week, water, buildings insurance, window cleaning and ground maintenance.







Entrance Hall

Lounge Diner 3.5m x 5.29m (11'6" x 17'5")

Kitchen 2.43m x 3.47m (8'0" x 11'5")

Principal Bedroom 3.19m x 4.13m (10'6" x 13'6")

Bedroom Two 2.76m x 4.14m (9'1" x 13'7")



Bathroom 2.43m x 3.4m (8'0" x 11'2")

WC

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GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.

We have every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and any other built are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Measure 6/16/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority: South Kesteven  
Council Tax Band: C

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.