





 Jan Forster



- Over 55's Development
- Well Presented
- Close To Amenities
- Council Tax Band: A
- Call for More Information
- Ground Floor Flat
- Rear Patio
- Transport Links Nearby
- Viewing Recommended



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**** Video Tour on our YouTube Channel |
https://youtu.be/GU2WR8QrC_E ****

This delightful, one-bedroom, ground floor flat 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 and briefly comprises: - entrance hallway with storage, spacious lounge/dining room with a feature fireplace and patio door to a rear patio, fitted kitchen with a range of wall and floor units and an integrated oven, hob, one double bedroom with fitted wardrobes 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.

Tenure

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

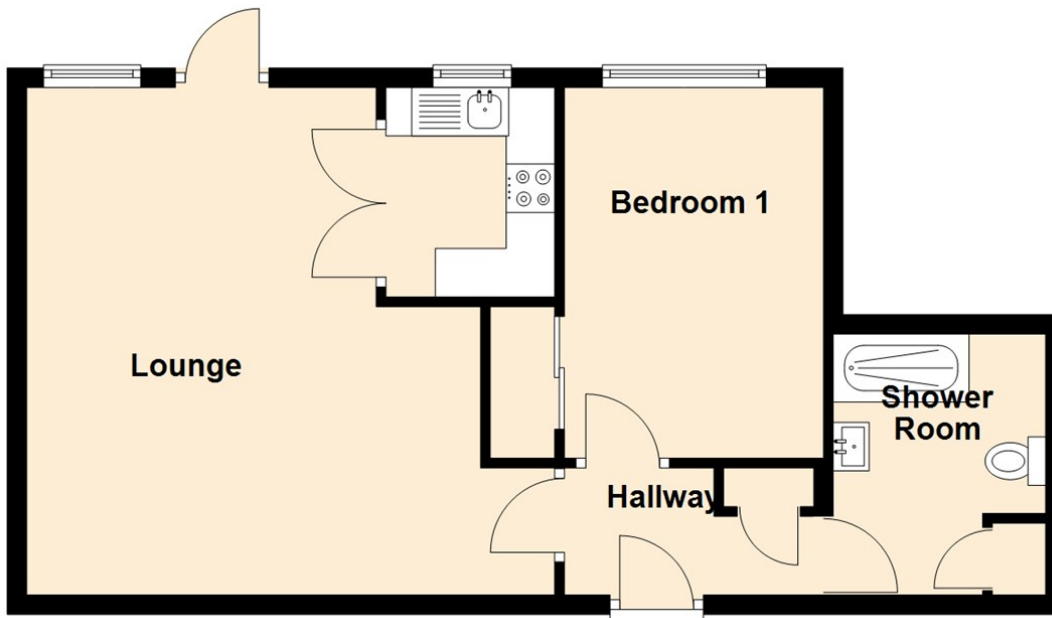
Council Tax band: A

Lounge 17'5" x 14'6" (5.31 x 4.44)

Kitchen 5'8" x 7'1" (1.75 x 2.18)

Bedroom 12'7" x 8'9" (3.85 x 2.67)

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	78	
(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	

The difference between house and home

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