



22 Browning Court, Bourne  
£225,000

 **NEWTON FALLOWELL**

## 22 Browning Court

Bourne, Bourne

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, pets allowed with prior approval 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.

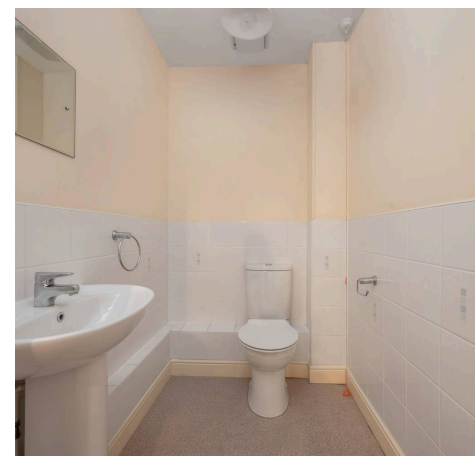
The apartment itself boasts spacious living, benefiting from high ceilings and ample storage space. The fitted kitchen enjoys a range of appliances, including a hob, eye level cooker, fridge/freezer and washer/dryer. The property also boasts an open living/dining room, two DOUBLE bedrooms (master with 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)!





### Entrance Hall

### Lounge Diner

11' 6" x 17' 4" (3.50m x 5.29m)

### Kitchen

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

### Bedroom One

10' 6" x 13' 7" (3.19m x 4.13m)

### Bedroom Two

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

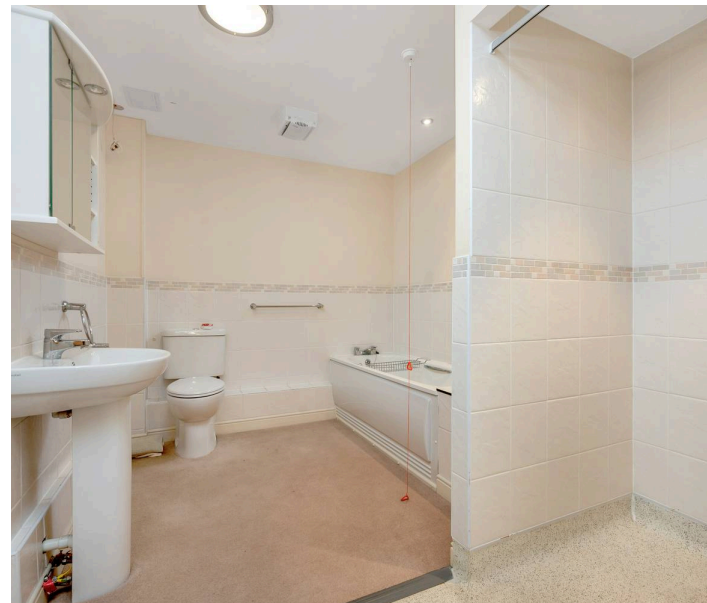
### Bathroom

8' 0" x 11' 2" (2.43m x 3.40m)

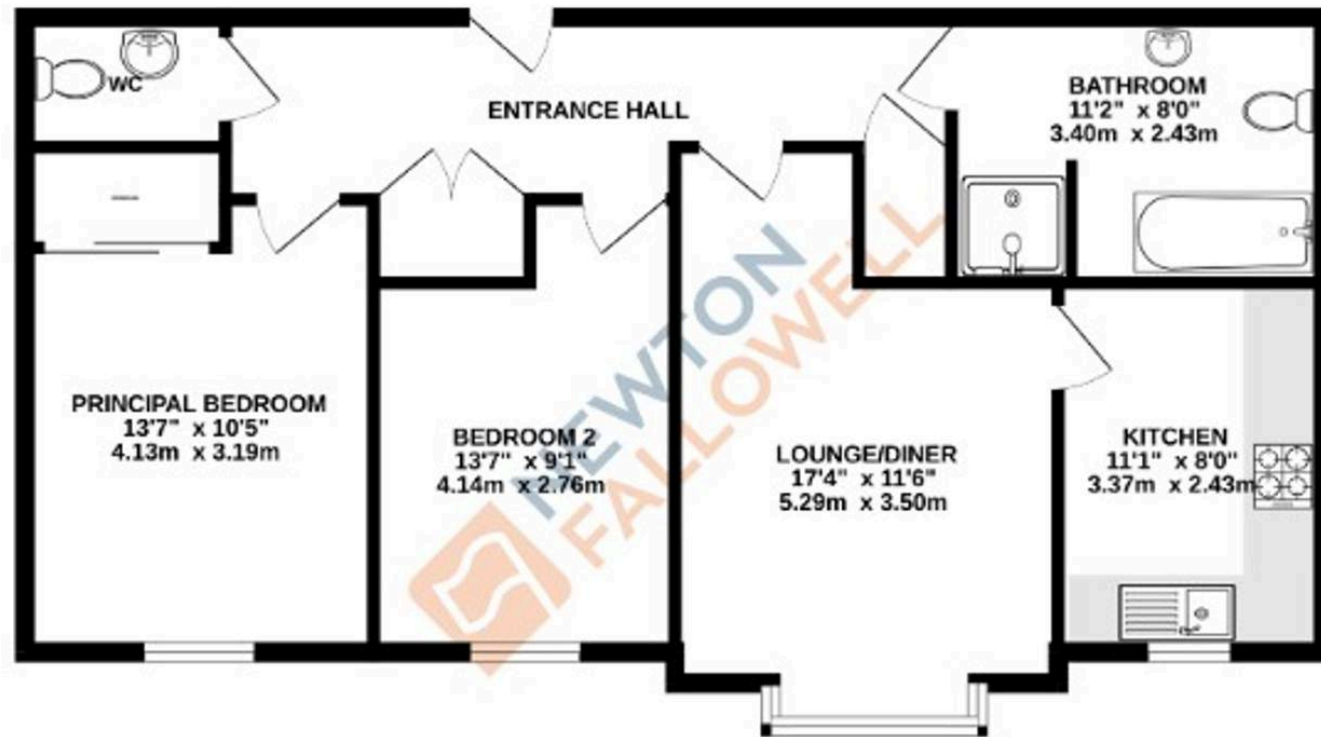
### WC

### Leasehold

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.



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



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, eaves and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operation or efficiency can be given.  
Made with [Floorplan 6.0.0.0](#)

Newton Fallowell - Bourne

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