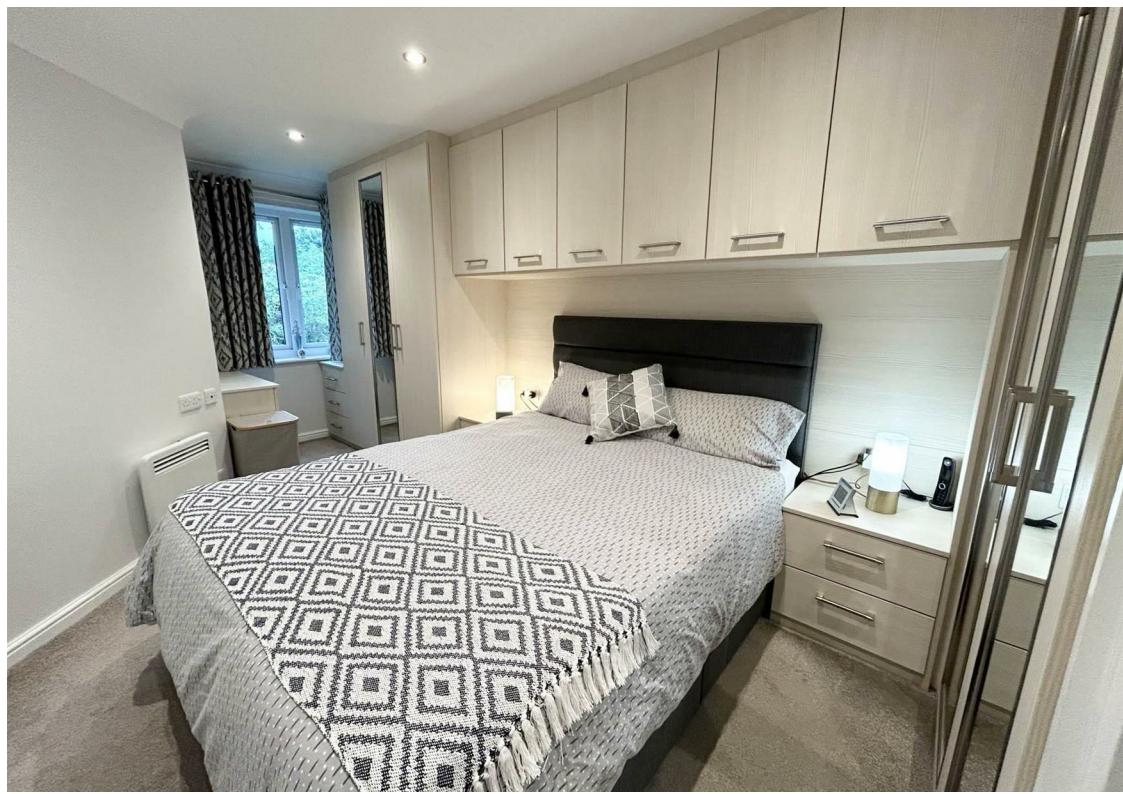






- Over 55's Development
- Well Presented
- 24 Hour Warden
- Transport Links Nearby
- Viewing Recommended
- First Floor Flat
- Juliet Balcony
- Close To Amenities
- Council Tax Band \*A\*
- Call for More Information





This delightful, one-bedroom, first floor flat is positioned in Browning Court, Fenham. A purpose-built retirement development for the over 55s. The property has recently been refurbished throughout and is a real credit to the current owners.

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 French doors opening to a Juliet balcony, modern fitted kitchen with a range of wall and floor units and an integrated oven, hob, washing machine and fridge freezer, one double bedroom with fitted wardrobes and a lavish shower room/w.c with under sink storage and a mirrored cabinet. Further benefits include electric heating, double glazing, and access to a communal lounge and laundry room. There is also a house manager on the site and a 24-hour emergency call system.



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\*.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

**Gosforth**  
**High Heaton**  
**Tynemouth**  
**Property Management Centre**

**0191 236 2070**  
**0191 270 1122**  
**0191 257 2000**  
**0191 236 2680**

