



Browning Court, Fenham, Newcastle upon Tyne NE4 9DR

Asking Price: £120,000

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Second Floor**Retirement Apartment****Two Bedrooms****One Reception Room****Landscaped Gardens****Permit Parking**

For any more information regarding the property please contact us today

Communal Entrance**Subject Flat****Hallway**

Two storage cupboards. Electric heater.

Lounge 21' 8" x 10' 8" (6.60m x 3.25m)

Juliette balcony. Electric heater.

Kitchen 7' 4" x 7' 10" (2.23m x 2.39m)

Double glazed window to the rear. Electric hob. Electric oven. Plumbed for dishwasher.

Bedroom One 17' 2" max x 9' 0" (5.23m x 2.74m)

Double glazed window to the rear. Fitted wardrobe.

Bedroom Two 16' 6" max x 9' 7" (5.03m x 2.92m)

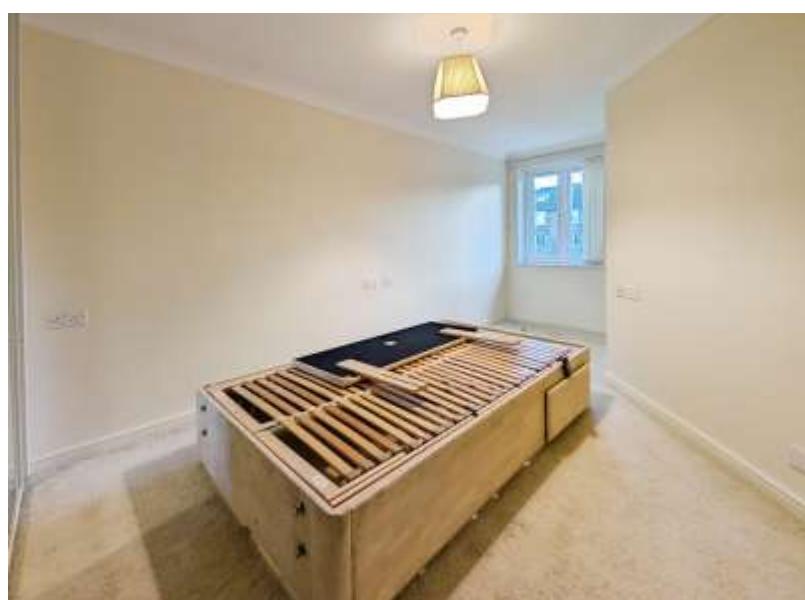
Double glazed window to the rear. Fitted wardrobe. Electric heater.

Bathroom 9' 6" max x 6' 10" (2.89m x 2.08m)

Panelled bath with shower over. Shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail.

External

Landscaped gardens. Permit car parking.



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Second floor well presented retirement apartment with no chain. The property is located in the exclusive McCarthy & Stone development for the over 60's. The development was built as purpose built retirement living. Browning Court consists of 36 one and two bedroom apartments situated in the residential area of Fenham, set back from Fenham Hall Drive on Fenham Chase

Browning Court benefits from an on site House Manager, 24 hour emergency call system, resident's communal lounge where social events take place, camera door entry system, guest suite for family and friends and a laundry room.

The accommodation to this property briefly comprises of communal entrance with stairs and lift leading to subject flat. The subject flat comprises of hallway, lounge, kitchen, two bedrooms and bathroom. Externally, there is permit parking to the front and well manicured mature gardens surrounding all sides of the property.

The property benefits from double glazing throughout.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A

EPC Rating: C

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: ASDL
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 109 years remaining as at September 2024

Ground Rent - £495 per annum
Service Charge - £425.59 per annum

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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