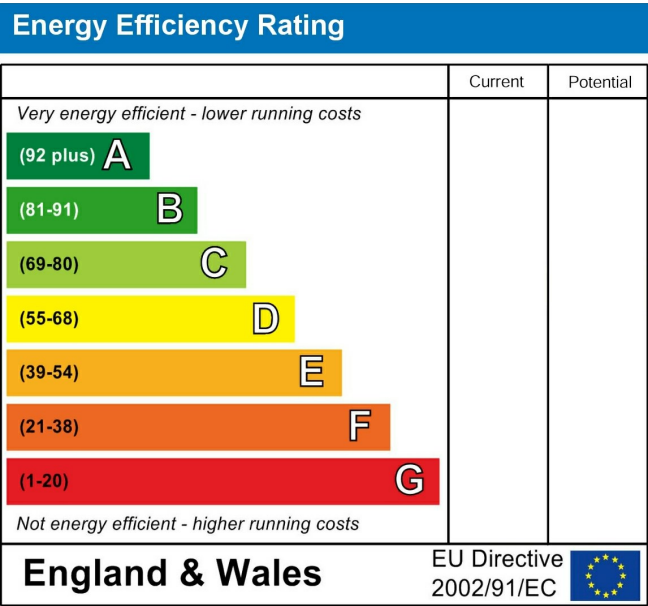
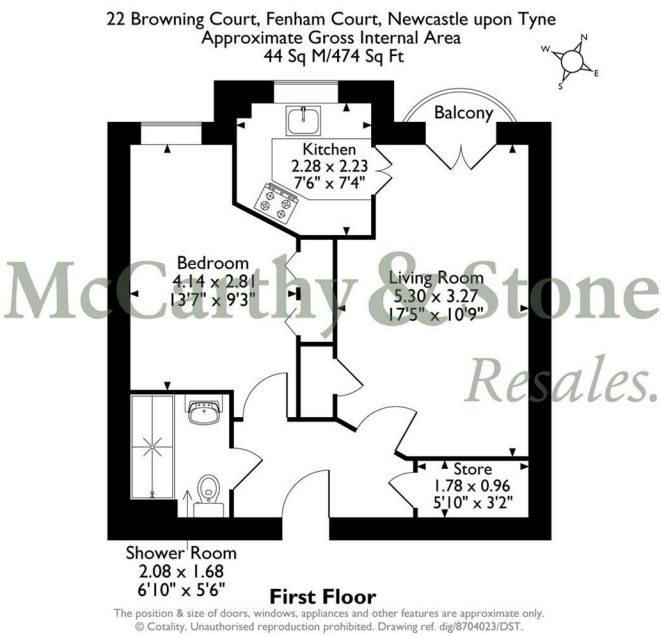




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



22 Browning Court

Fenham Court, Newcastle Upon Tyne, NE4 9DR



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Council Tax Band: A

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 22 Browning Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £100,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully presented one-bedroom Retirement apartment
- First-floor position
- Juliet balcony
- Landscaped garden views
- Exclusive over-60s development
- Bright, comfortable living space
- Attractive communal areas
- Beautifully maintained gardens
- Friendly community atmosphere
- Secure, low-maintenance lifestyle

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

22 Browning Court, Newcastle Upon Tyne

 1 |  1 | Asking price £100,000

Development Overview

Browning Court is a purpose-built Retirement Living development for the over 60s, comprising 36 one and two-bedroom apartments. Residents benefit from a House Manager, 24-hour emergency call system, welcoming Homeowners' lounge, landscaped gardens and a guest suite for visiting family and friends, subject to an additional charge.

The development is situated in the popular residential area of Fenham, to the north west of Newcastle, with convenient access to the A1 Western Bypass and Newcastle City Centre. A regular bus service operates from Fenham Hall Drive, with a bus stop conveniently positioned close to the development.

A good selection of everyday amenities can be found nearby, including local shops, a doctors' surgery, library and swimming pool, with further shopping available around Two Ball Lonnen.

Newcastle City Centre is approximately four miles away and offers an excellent range of shops, restaurants, cultural attractions and leisure facilities. The city's vibrant Quayside is also home to well-known landmarks including The Glasshouse International Centre for Music and BALTIC Centre for Contemporary Art.

Apartment overview

A well-presented one-bedroom Retirement apartment situated on the first floor of Browning Court. The property enjoys a pleasant outlook over the landscaped gardens and features a Juliet balcony, spacious lounge, fitted kitchen, double bedroom and separate shower room. Its position within the development offers an attractive aspect while remaining conveniently placed for the communal facilities.

Landscaped Gardens

The welcoming communal lounge opens directly onto beautifully landscaped gardens with seated patio areas, providing an attractive space to relax, socialise and enjoy the surroundings throughout the year. All communal areas and gardens are professionally maintained, allowing homeowners to enjoy them without the responsibility of upkeep.

"A beautifully maintained development with immaculate gardens

and a real sense of care throughout." – McCarthy Stone Homeowner

Social Lifestyle

Socialising is high on the agenda at Browning Court and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,639.60 per annum (up to financial year end 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

Lease: 125 years from 1st Jan 2008
Ground rent: £730.81 per annum
Ground rent review: 1st Jan 2038

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

