





1



1



1

- 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





\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/GU2WR8Qrc\\_E](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

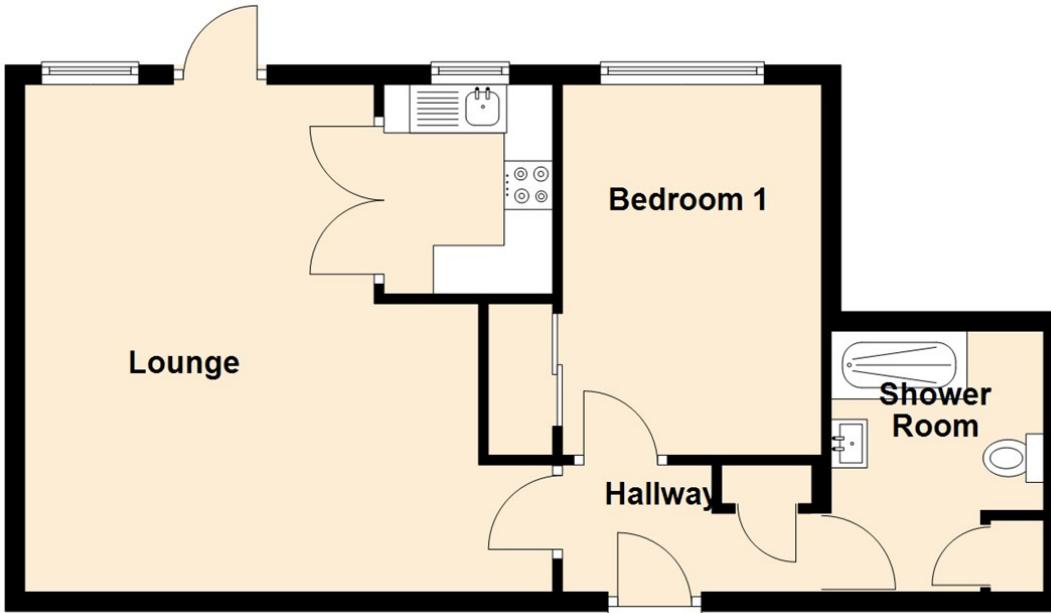


Lounge 17'5" x 14'6" (5.31 x 4.44)

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

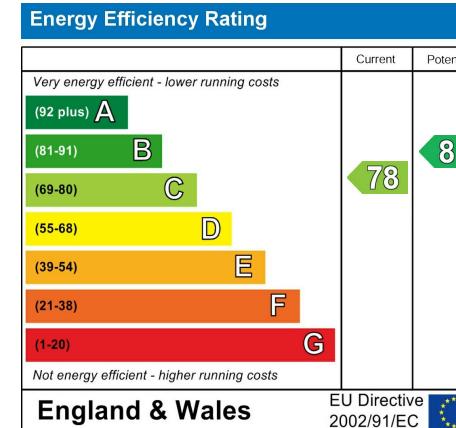
Bedroom 12'7" x 8'9" (3.85 x 2.67)

### Ground Floor



## 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)

**Contact Us: 0191 236 2070**

