



Browning Court,
Bourne, PE10 9FA

NEWTONFALLOWELL 

**Browning Court,
Bourne, PE10 9FA
£225,000 Leasehold**

*****NO FORWARD CHAIN***** 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 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.



Lease Details

The property is leasehold, with approximately 113 years left of the lease. £555 per month is payable, which includes access to all the facilities on site, 1 hour 30 minutes of service time per week, water, buildings insurance, window cleaning and ground maintenance.

Entrance Hall

Living/Dining Room

17'2 x 11'5 (5.23m x 3.48m)

Kitchen

11'00 x 8'00 (3.35m x 2.44m)

Master Bedroom

13'7 x 10'5 max (4.14m x 3.18m max)

Bedroom Two

13'7 x 9'2 max (4.14m x 2.79m max)

Bathroom

11'1 x 7'11 (3.38m x 2.41m)

Cloakroom



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus A		Very environmentally friendly - lower CO ₂ emissions 92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
45-54 E		45-54 E	
35-44 F		35-44 F	
21-34 G		21-34 G	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

AGENTS NOTE – DRAFT PARTICULARS:

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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