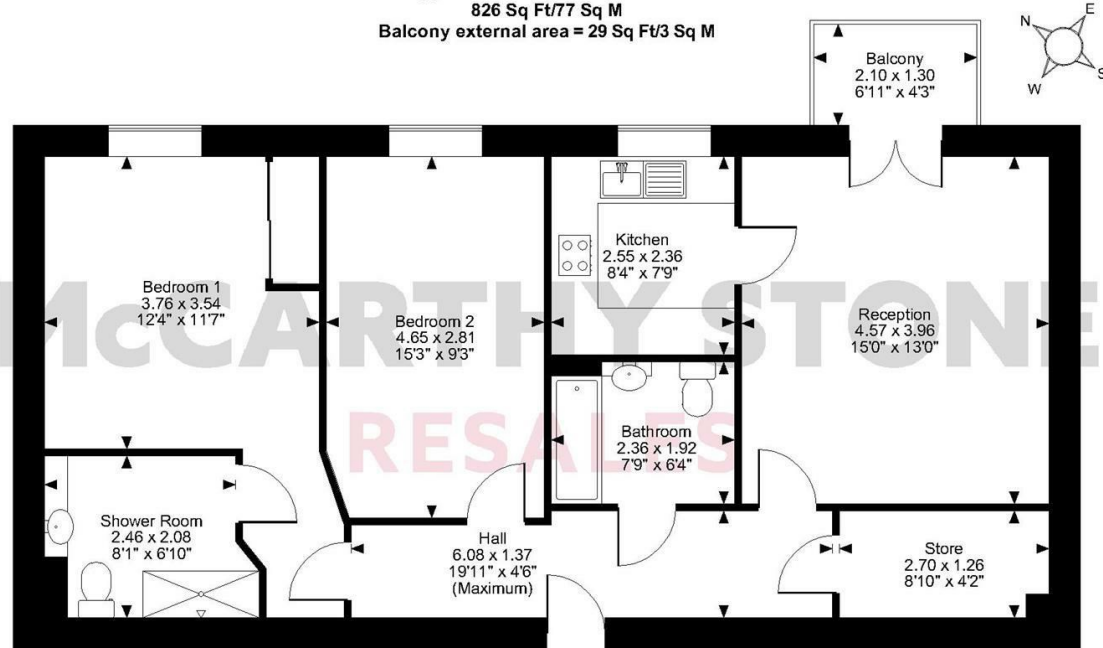


Kenton Lodge, Kenton Road, Newcastle upon Tyne
 Approximate Gross Internal Area
 826 Sq Ft/77 Sq M
 Balcony external area = 29 Sq Ft/3 Sq M



First Floor

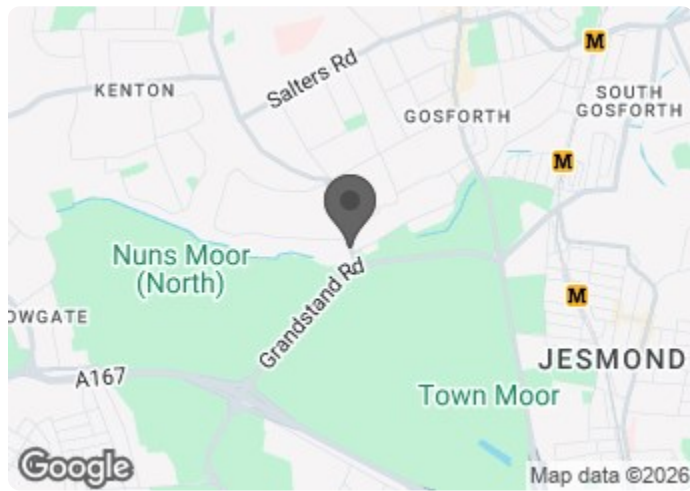
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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27 Kenton Lodge

Kenton Road, Newcastle Upon Tyne, NE3 4PE



Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Asking price £243,950 Leasehold

Recently redecorated and carpets deep cleaned this SPACIOUS TWO BEDROOM TWO BATHROOM apartment with a WALK OUT BALCONY enjoying VIEWS OVER THE COURTYARD located on the FIRST FLOOR of a MCCARTHY STONE Retirement Living Plus development with an ON-SITE RESTAURANT, ESTATE MANAGER and CARE STAFF and a BUS STOP OUTSIDE.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Kenton Road, Newcastle Upon Tyne

2 bed | £243,950

Summary

Kenton Lodge was developed by McCarthy & Stone for retirement living plus, formally known as assisted living. The development consists of 53 one and two-bedroom retirement apartments for the over 70s with design features to make day-to-day living easier and incorporates the original period building with its abundance of original features including a grand staircase, ornate fireplaces, decorative ceilings and wood panelled walls in the dining room. Further communal areas include the conservatory accessed via a glass walkway which connects the new building to the old; the Homeowner's lounge which is always open and a lovely place to meet up with friends, family and neighbours, or join in the many activities organised by homeowners and the Estate Management team; the function room which can be booked for celebrations or events and our table service restaurant which is open every day and serves freshly prepared and nutritious lunches for our homeowners and their friends and family, at a very reasonable price (special dietary requirements can be catered for).

There is also a laundry room, mobility scooter store and beautifully landscaped gardens with a variety of seating areas including a large terrace off the dining room and lifts to all floors. Our apartments have been specifically designed to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring. As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life in the homeowners' lounge.

For peace of mind, there is an Estates Manager on site and a CQC registered care team, with someone on-site 24 hours a day. Within the apartments is a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom, hallway and bedroom.

Local Area

Kenton Lodge is situated in Gosforth which is bursting with history, you'll find a delightful mix of green open spaces such as Dukes Moor and Central Park with its attractive avenues of lime trees, ornamental flower and rose beds, plus busier areas where you can shop or enjoy the arts. It has a thriving shopping area

which provides locals with all the amenities they need. As well as hosting a range of independent and well known shops such as Sainsburys and Boots, a number of banks, hairdressers and cafes are also located there. Lovers of golf will appreciate a number of golf courses including the City of Newcastle, Northumberland and Gosforth Golf Course as well as the driving range and Golf club at High Gosforth Park. Bus stops are located outside the development and Gosforth High Street is within 1 mile away. The development is located next to Nuns Moor North perfect for getting some fresh air and exercise with acres of space to enjoy.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom

Lounge

Double opening doors leading to walk out balcony. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, which have been contract cleaned for this sale, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One

Recently decorated and benefiting from a walk-in wardrobe and full length window. Ceiling lights, TV and phone point.

En-suite

Fully tiled and fitted with suite comprising of a walk in shower. WC, vanity unit with sink and mirror above.

Bedroom Two

Spacious second bedroom with full length window. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. Emergency pull cord and grab rails.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge £14,321.26 per annum (for financial year end 30/09/2026)

Car Parking (Permit Scheme)subject to availability

Parking is by allocated space, please check with the Estate Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

Leasehold information

Lease term 999 from 2016
Ground rent: £510 per annum
Ground rent review: Jan-31

Additional Information & Services

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

