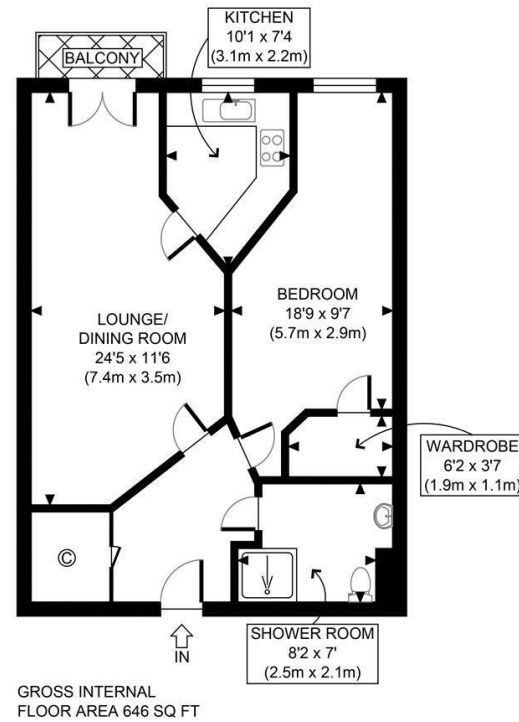


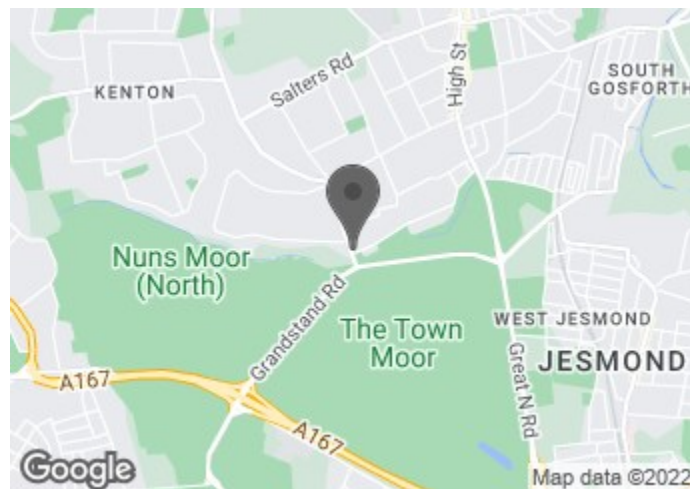
McCARTHY STONE RESALES

17 KENTON LODGE, KENTON ROAD, NEWCASTLE UPON TYNE, NE3



APPROX. GROSS INTERNAL FLOOR AREA 616 SQ FT / 60 SOM	Kenton Lodge
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 15/03/21
	photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All

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A WELL PRESENTED, SOUTH FACING one bedroom apartment on the FIRST FLOOR with WALK-OUT BALCONY in a SECLUDED part of a McCarthy Stone Retirement Living Plus development with an ON-SITE RESTAURANT, ESTATE MANAGER, CQC registered CARE STAFF on-site 24 hours a day and BESPOKE CARE PACKAGES available.

ASKING PRICE £240,000 LEASEHOLD

For further details, please call **0345 556 4104**
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KENTON ROAD, GOSFORTH, NEWCASTLE UPON TYNE

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. The homeowners' lounge The lounge is also the perfect space to invite friends and family over for a special celebration.

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, Boots and WH Smith, a number of banks, hairdressers and cafes are also located there. Lovers of golf will appreciate the number of golf courses including the City of Newcastle Golf Club, High Gosforth Golf Course and Gosforth Golf Course. 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.

HALLWAY

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

LOUNGE

Spacious and nicely decorated living room with French doors leading onto a south-easterly facing walk out balcony with an attractive outlook. There is ample space for dining and an electric log burner style fire set within a surround with wood mantle and mirror above which creates an attractive focal point to the room. There are TV and telephone points two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads into the kitchen.

KITCHEN

A fully fitted modern kitchen incorporating cream high gloss wall and base units with wood work surfaces and upstands. A Stainless steel sink and drainer unit with lever tap sits beneath an electronically operated window with pleasant outlook. Integrated appliances include a raised level fitted oven, ceramic hob with cooker hood over, fridge and freezer. Finished with tiled flooring, under counter lighting and central ceiling spotlights.

BEDROOM ONE

Double bedroom with full height window offering plentiful light and a private view over the development's landscaped gardens.

1 BED | £240,000

Benefiting from a walk-in wardrobe providing useful storage, shelving and hanging rails. Two ceiling lights, TV and phone points, raised power points and emergency pull-cord.

SHOWER ROOM

Wet room style with partially tiled walls, anti-slip flooring throughout and level access walk in shower with adjustable showerhead and hand rail, WC and vanity unit with wash hand basin and illuminated mirror and shaving point above. Chrome heated towel rail, extractor fan and emergency pull-cord.

SERVICE CHARGE

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

Extra care packages are not included in the service but can be purchased from as little as 15 minutes per session which can be increased or decreased to suit your needs.

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

Service charge: £7,860.54 p.a (for financial year ending 30/09/22)

CAR PARKING - SUBJECT TO AVAILABILITY

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

LEASEHOLD INFORMATION

Lease length: 999 years from 2016
Ground rent: £435 per annum
Ground rent review date: Jan 2031
Managed by: Your Life Management Services

