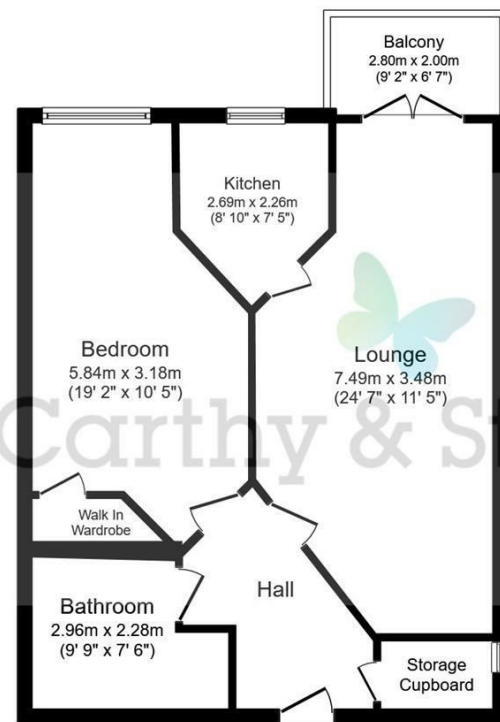


# McCARTHY STONE RESALES

## 36 KENTON LODGE

KENTON ROAD, NEWCASTLE UPON TYNE, NE3 4PE

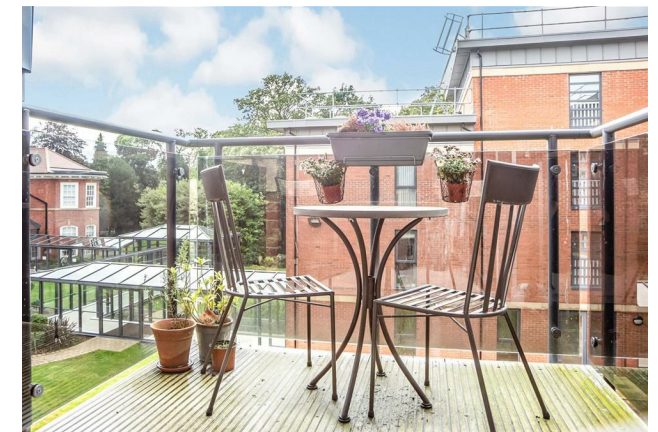
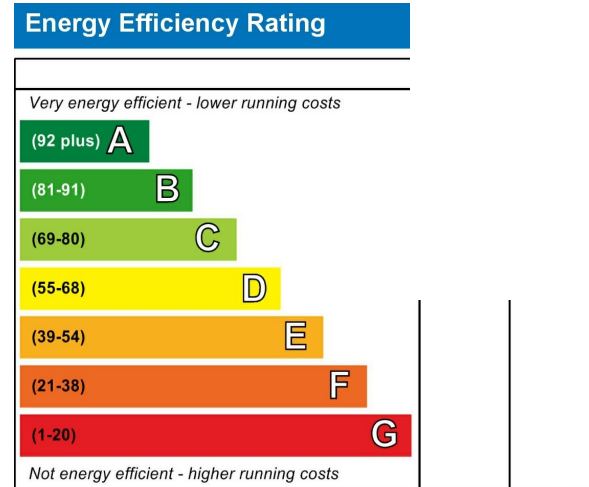
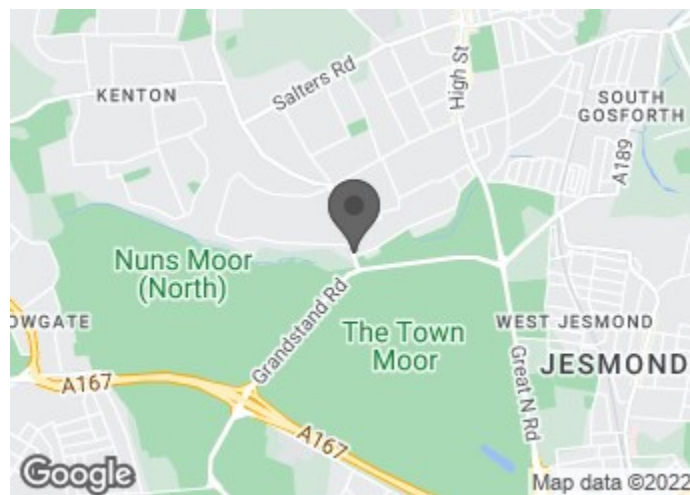


Floor Plan

Total floor area 58.0 sq. m. (624 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon it produced for McCarthy & Stone. Powered by www.focalagent.com

**Council Tax Band: D**  
**Service Charge: null**



# McCARTHY STONE RESALES

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

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- ESTATE MANAGER AND STAFF ON-SITE 24 HOURS A DAY
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- WALK OUT BALCONY OVERLOOKING LANDSCAPED GARDENS
- RESIDENT'S LOUNGE, TABLE SERVICE RESTAURANT, FUNCTION ROOM AND GUEST SUITE
- EXTRA CARE PACKAGES AVAILABLE
- LOCAL SHOPS AND AMENITIES WITHIN HALF A MILE OF THE DEVELOPMENT
- CALL MCCARTHY AND STONE RESALES TO VIEW 0345 556 4104

**PRICE £199,950 LEASEHOLD**

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# KENTON ROAD, NEWCASTLE UPON TYNE

# 1 BED | PRICE £199,950 LEASEHOLD

A BEAUTIFUL ONE BEDROOM RETIREMENT APARTMENT WITH WALK OUT BALCONY ENJOYING VIEWS ACROSS THE LANDSCAPED GARDENS AND DEVELOPMENT LOCATED WITHIN A RETIREMENT LIVING PLUS DEVELOPMENT FOR THE OVER 70'S. The seller will agree to fund 2 years service charges at current rates following a sale at the advertised price.

## **KENTON LODGE**

Kenton Lodge is a stunning development consisting of 53 one and two-bedroom retirement apartments exclusively for people aged 70 and over. This retirement living plus development (formally known as assisted living) will allow you to continue living independently by providing all the assistance, if required, in the comfort of your own home, including domestic assistance and a flexible bespoke care package, if and when you need it. There is an Estates Manager and staff on-site 24-hours a day and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a spacious resident's lounge, function room, conservatory, mobility scooter charging room, landscaped gardens and a superb table service restaurant- open 365 days a year, offering a variety of subsidised, delicious meals with the opportunity to have sandwiches delivered in the evening. There is also a guest suite for visitors who wish to stay (additional charges apply). Underfloor heating runs throughout all the apartments.

## **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 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 will 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.

## **ENTRANCE HALL**

Your front door with spy hole leads to the large entrance hall

where there are illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system, all situated in the hall. There is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the lounge, bedroom and bathroom.

## **LIVING ROOM**

This well presented and beautifully decorated living room benefits from double opening doors opening out to a balcony, overlooking the development and landscaped gardens. A stone effect fireplace with electric fire provides an attractive focal point to the room and there is ample space for dining. There are TV and telephone points and a Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. A partially double glazed door leads into the separate kitchen.

## **KITCHEN**

A fully fitted kitchen with a range of modern, white gloss wall and base units with a complimenting solid wood top work surface and under pelmet lighting. Inset stainless steel sink and drainer with mono lever tap and electric window above with views across the development. Integrated appliances include a waist-level electric oven, ceramic hob with cooker hood over and integral fridge and freezer.

## **BEDROOM**

A wonderfully bright double bedroom with a full length window overlooking the gardens. Walk-in wardrobe housing hanging rails and shelves. In the bedroom are 2 ceiling lights, a TV and phone point, raised power sockets and an emergency pull cord.

## **BATHROOM**

Designed as a wetroom with WC, wash hand basin with glass shelf and mirror over and level access shower with shower curtain and hand rail. With anti-slip flooring and tiled walls, heated towel rail, shaver point, mirrored cabinet and emergency pull cord.

## **PARKING PERMIT SCHEME (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 on-site Manager on site for availability.

## **SERVICE CHARGE (BREAKDOWN)**

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

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)

## **LEASEHOLD INFORMATION**

Lease Length: 999 years from 2016

Ground rent: £510 per annum

Ground rent review date: Jan 2031

Managed by: Your Life Management Services

