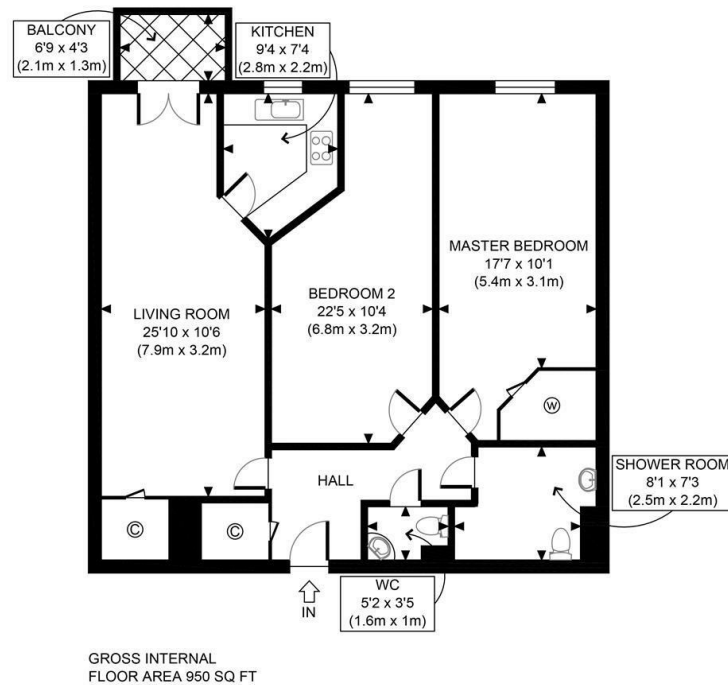


McCARTHY STONE RESALES

44 KENTON LODGE

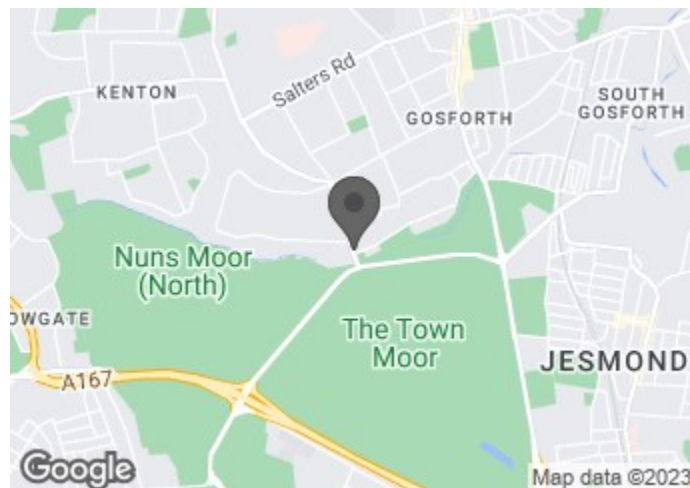
KENTON ROAD, NEWCASTLE UPON TYNE, NE3 4PE



APPROX. GROSS INTERNAL FLOOR AREA 950 SQ FT / 88 SQM	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: 07/04/21
	photoplan



COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	89	89
(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 contingency fee is payable to the Landlord to be held in 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 only. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF KENTON LODGE - BOOK NOW!

A BEAUTIFULLY PRESENTED, two bedroom, third floor, apartment with a SOUTH-WESTERLY FACING WALK-OUT BALCONY enjoying VIEWS TOWARD NUNS MOOR. located on the third floor of a McCarthy Stone Retirement Living Plus development with an ON-SITE RESTAURANT, ESTATE MANAGER and CQC CARE TEAM.

PRICE REDUCTION

ASKING PRICE £275,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

KENTON ROAD, NEWCASTLE UPON TYNE

2 BEDROOMS £275,000

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 letterbox and spy hole leads to the spacious entrance hall - illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system are all situated in the hall. There is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedrooms, bathroom and separate cloakroom.

LIVING ROOM

This well-presented living room is beautifully decorated and offers ample space for dining. There is a feature electric fire with a wood surround which creates an attractive focal point to the room. There are TV and telephone points and a Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. A south-westerly facing balcony with views over the rear gardens and through the trees toward Nuns moor, is accessed through French doors. A door leads to a large and very useful storage cupboard. A partially double glazed door leads into the separate kitchen.

KITCHEN

An immaculate, fully fitted kitchen with a range of modern, white gloss wall and base units with a complimenting solid wood top work surface with inset stainless steel sink and drainer with mono lever tap and electric window above with South-westerly views through the trees to Nuns Moor. Integrated appliances include a waist-level electric oven, ceramic hob with cooker hood over, fridge and freezer. Finished with tiled floor, central ceiling light and under pelmet lighting

MASTER BEDROOM

An exceptionally spacious double bedroom with a full length window overlooking the developments rear gardens and Nuns moor and benefitting from a walk in wardrobe housing hanging rails and shelves. There are ceiling lights, a TV and phone point, raised power sockets and an emergency pull cord.

BEDROOM TWO

Another generously sized, bright and airy room with ample space for bedroom furniture and a full length window overlooking the gardens. This versatile room could also be used as a dining room or study. There are two ceiling lights, telephone and TV sockets and raised power points.

WET ROOM

Wet room design with partially tiled walls and anti-slip flooring throughout including and consisting of level access shower with shower curtain, adjustable shower head and hand rail. WC and hand rail, vanity unit with wash basin and illuminated mirror and shaving point over, heated towel rail and emergency pull cord.

CLOAKROOM

WC and wash hand basin with tiled splash back, grab rail 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: £11,179.56 per annum (for financial year end 30/09/23)

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

