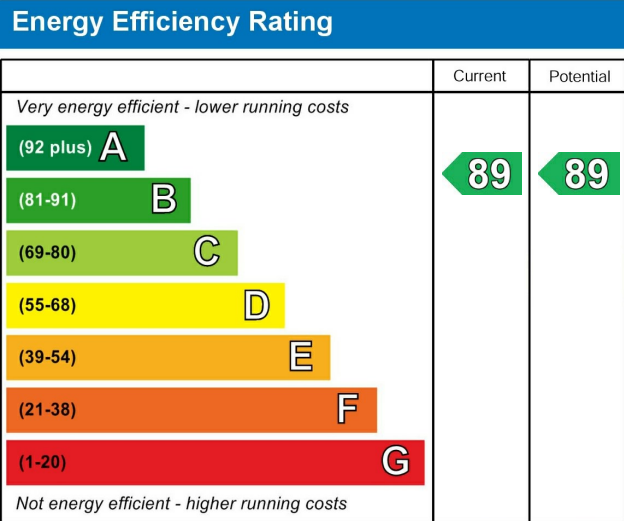
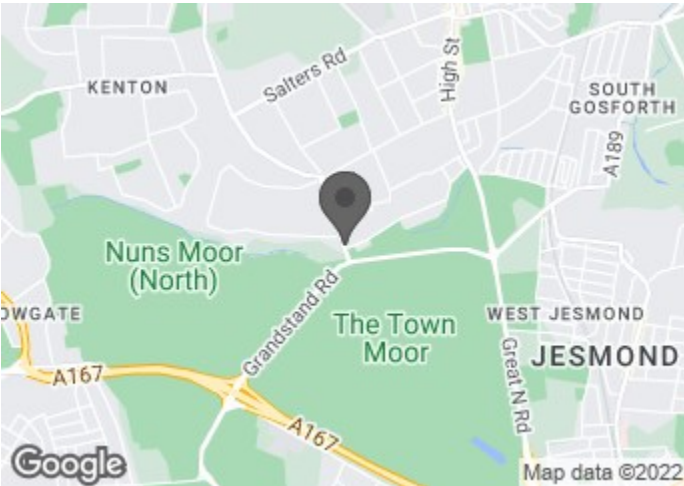


APPROX. GROSS INTERNAL FLOOR AREA 685 SQ FT / 64 SQM	Kenton
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 03/11/21
	photoplan

COUNCIL TAX BAND: D



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 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

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McCARTHY STONE
RESALES

8 KENTON LODGE
KENTON ROAD, NEWCASTLE UPON TYNE, NE3



A one bedroom apartment located on the GROUND FLOOR with a SOUTH FACING SHELTERED PATIO overlooking the COMMUNAL GARDENS within a McCARTHY STONE Retirement Living Plus development with a BUS STOP directly outside and NUNS MOOR next door.

PRICE REDUCTION
ASKING PRICE £220,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

KENTON LODGE, KENTON ROAD,

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 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.



APARTMENT

The apartment is located on the ground floor in a quiet corner of the development and benefits from double doors which lead onto a sheltered patio enjoying views across the gardens.

ENTRANCE HALL

Your front door with spy hole leads to the large entrance hall with illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour emergency response pull cord system. There is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the lounge, bedroom and bathroom.

LIVING ROOM

This living area benefits from double doors open out to a sheltered patio, which overlooks the gardens. There is ample space for dining, TV and telephone points, a Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. A partially 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. Integrated appliances include a waist-level electric oven, ceramic hob with cooker hood over and integral fridge and freezer.

BEDROOM

A double bedroom with a full length window and walk in wardrobe housing hanging rails and shelves. In the bedroom is a ceiling light, a TV and phone point, raised power sockets and an emergency pull cord.



1 BEDROOMS £220,000

WETROOM

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 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)

- Estate Manager
- 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 per annum (for financial year ending 30/09/22)

LEASEHOLD INFORMATION

Lease Length: 999 years from the 1st January 2016
Ground rent: £435 per annum
Ground rent review date: January 2031
Managed by: Your Life Management Services

