



McCarthy & Stone

RESALES



51 Kenton Lodge Kenton Road, Newcastle Upon Tyne, NE3 4PE
Asking price £335,000 Leasehold

For further details
please call 0345 556 4104

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A wonderfully SPACIOUS -APPROX 1250 SQ FT- and characterful, two bedroom apartment situated on the SECOND FLOOR of a McCARTHY STONE Retirement Living Plus development, benefitting from an ON-SITE RESTAURANT, ESTATE MANAGER AND CQC registered estate team to provide CARE PACKAGES and SUPPORT.

Kenton Lodge was built by McCarthy & Stone purpose built for retirement living plus formally assisted living. The development consists of 53 one and two-bedroom retirement apartments for the over 70s. There is an Estates Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge, dining room and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

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

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

Lounge

Exceptionally spacious living room with three large sash style windows in a curved bay, along with a further sash style window to the side of the room, making this room wonderfully

bright and airy. Plentiful space for a full dining set. TV and telephone points. Four ceiling lights. Fitted carpets, raised electric power sockets. An opening leads into the separate kitchen.

Kitchen

A fantastic fully fitted modern kitchen incorporating wall and base units in a cream gloss finish, coordinating work surfaces and upstands. Stainless steel sink and drainer with lever taps. Integrated appliances include raised level fitted oven, ceramic hob with cooker hood over, dishwasher and fridge freezer. Under pelmet lighting, central ceiling spot light, tiled floor, sash style window and space for dining.

Bedroom One

Extremely spacious double bedroom with three sash style windows offering plentiful light and ample space for bedroom furniture along with a walk-in wardrobe providing useful storage space with rails and shelving. Two ceiling lights, TV and phone point and an emergency pull-cord. Door to en-suite shower room.

Shower Room

A modern fitted with suite comprising of level access walk-in shower with hand rail and adjustable shower head with anti-slip flooring throughout. Low level WC, wash basin and illuminated mirror above. sash style window, heated towel rail and emergency pull cord.

Bedroom Two

Generously sized double bedroom with plenty of space for bedroom furniture and sash style window offering plentiful light. Ceiling lights, TV and phone point and emergency pull-cord.

Bathroom

Three piece white suite incorporating bath with shower over and screen, low level WC and vanity unit with illuminated mirror above. Partially tiled walls and anti-slip flooring. Chrome heated towel rail and emergency pull-cord.

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

1 hour of domestic support per week is included in the service charge at Kenton Lodge with additional services including care and support available at an extra charge. However, this can be 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, but does include the cost of your Estates 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 Estates Manager.

Car Parking Permit Scheme- 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

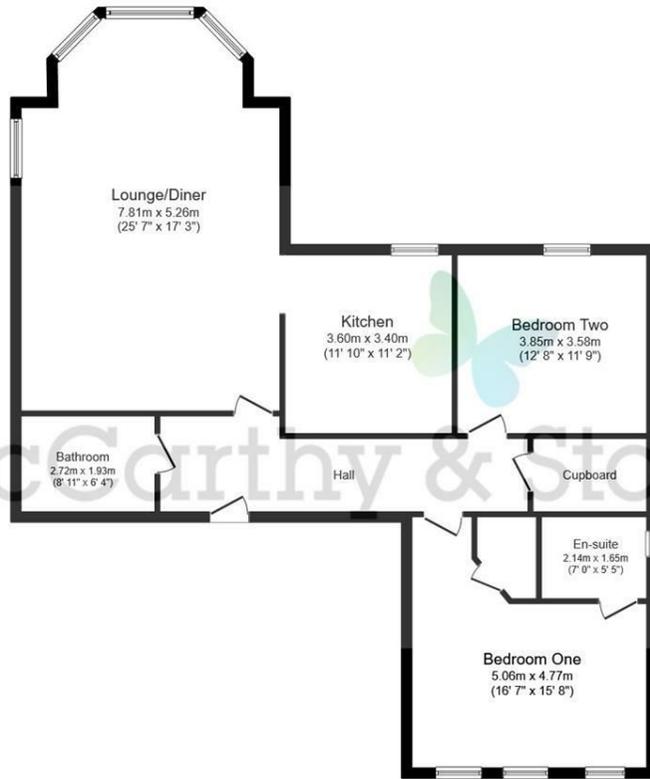
Lease Length: 999 years from 2016

Ground rent: £435 per annum

Managed by: Your Life Management Services







Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(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	

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.

Total floor area 112.0 sq. m. (1,206 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. No details are guaranteed, 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 its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

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For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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