



# 17 Kenton Lodge

Kenton Road



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## 17 Kenton Lodge Kenton Road, Gosforth, NE3 4PE

This delightful first floor, one bedroom modern apartment, occupies a lovely southerly position within the new wing of the much sought after Kenton Lodge development, Gosforth. The well-presented apartment benefits from a south facing terrace overlooking the well maintained communal gardens Kenton Lodge and Newcastle's Town Moor.

The internal accommodation comprises: Communal entrance with secure entry phone system and stair and lift access to all floors | Private entrance at the first floor level | Hallway with Secure entry system from the main entrance door, and a large walk in storage cupboard | Sitting/dining room with French doors opening to the south facing balcony and a door to the kitchen | Fitted kitchen with a range of cream cabinets and integrated appliances: electric hob with extractor fan over, electric oven and fridge/freezer | Generous double bedroom with excellent natural light from the full height window overlooking the gardens, and a large walk-in wardrobe with shelving and hanging | Large wet room, with wc and basin.

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### Price Guide:

Offers Over £150,000

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Kenton Lodge, which was constructed by McCarthy & Stone back in 2016, provides luxury assisted living exclusively for the over 70's, allowing residents to live independently, whilst still including domestic assistance when needed and a flexible care package.

A unique aspect of life at Kenton Lodge is that you can become part of a community, offering social and cultural opportunities, and have access to a superb in-house restaurant serving very reasonably priced 3 course lunches daily. The development incorporates the original period building with its grand staircase, ornate fireplaces and decorative ceilings with a number of communal areas, offering well-proportioned modern living. There are impressive landscaped communal grounds, with attractive terraced seating areas and an abundance of mature trees for privacy.

The apartment itself is accessed via secure communal entrance, where there is a concierge desk, and from here there is a short walk to the new build apartments to the rear of the development.

Services: Mains electric, water and drainage | Tenure: Leasehold | Lease Remaining: 990 years | Ground Rent: £435 | Annual Service Charge: £9212.76 | Council Tax: Band D | Energy Performance Certificate: Rating B



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