



# 26 Kenton Lodge

Kenton Road







## 26 Kenton Lodge , Kenton Road

A spacious one bedroom, first floor assisted living apartment with southerly facing balcony and no onward chain!

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. This lovely apartment benefits from a south facing balcony overlooking the well maintained communal gardens.

The internal accommodation comprises: Communal entrance with secure entry phone system and lift and stair access to all floors | Private entrance door at first floor | Entrance hallway with large walk in storage cupboard | Lovely sitting/dining room with French doors to a balcony with excellent south facing views over the courtyard and gardens | Fitted kitchen with integrated appliances including; electric hob with extractor fan over, electric oven and fridge/freezer | Generous double bedroom with two windows overlooking the central courtyard and rooftops | Walk in wardrobe providing ample hanging and shelving space | Generous wet room/wc | Secure entry system from the main entrance door | 24 hour emergency system with personal pendant alarm | No upward chain





Kenton Lodge, which was constructed by McCarthy & Stone back in 2016, provides luxury assisted living exclusively for the over 70s, 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.

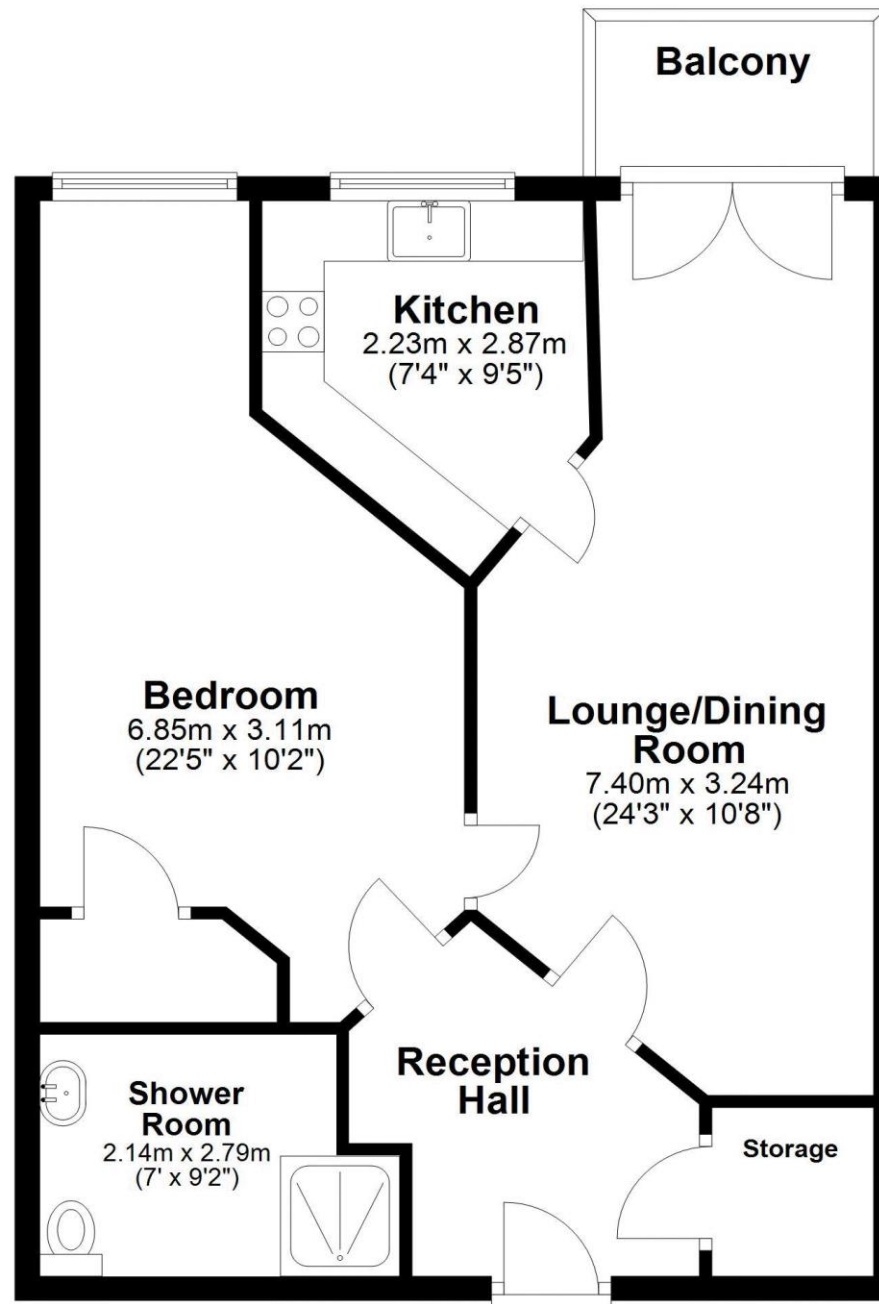
The apartment itself is accessed via secure communal entrance, where there is a concierge desk, and from here there is a short walk to the new build apartments to the rear of the development.

Services: Mains Electric, Water & Drainage | Tenure: Leasehold | Lease Remaining: 990 years | Service Charge: £9,717.36 Per Annum | Ground Rent: £435 Per Annum | Council Tax: Band D | Energy Performance Certificate: Rating B

**Price Guide: Guide Price £189,950**

## Ground Floor

Approx. 59.6 sq. metres (641.2 sq. feet)



Total area: approx. 59.6 sq. metres (641.2 sq. feet)

**26 Kenton Lodge, Gosforth**



# SANDERSON YOUNG

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