



33 Kenton Lodge

Kenton Road



SANDERSON
YOUNG



33 Kenton Lodge
Kenton Road, Gosforth, NE3 4PE

This delightful, attractively presented and spacious apartment is perfectly positioned to the second floor of Kenton Lodge, Gosforth. The apartment occupies a lovely position overlooking the greenery and enjoys the use of both lift and stair access and is offered to the market with no onward 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 itself incorporates the original lodge with its beautiful grand staircase, ornate fireplaces and decorative ceilings, with several communal areas, and consists of 53 apartments in all, offering well proportioned modern living close to Gosforth High Street and excellent road transport links.

Price Guide:
Guide Price £275,000

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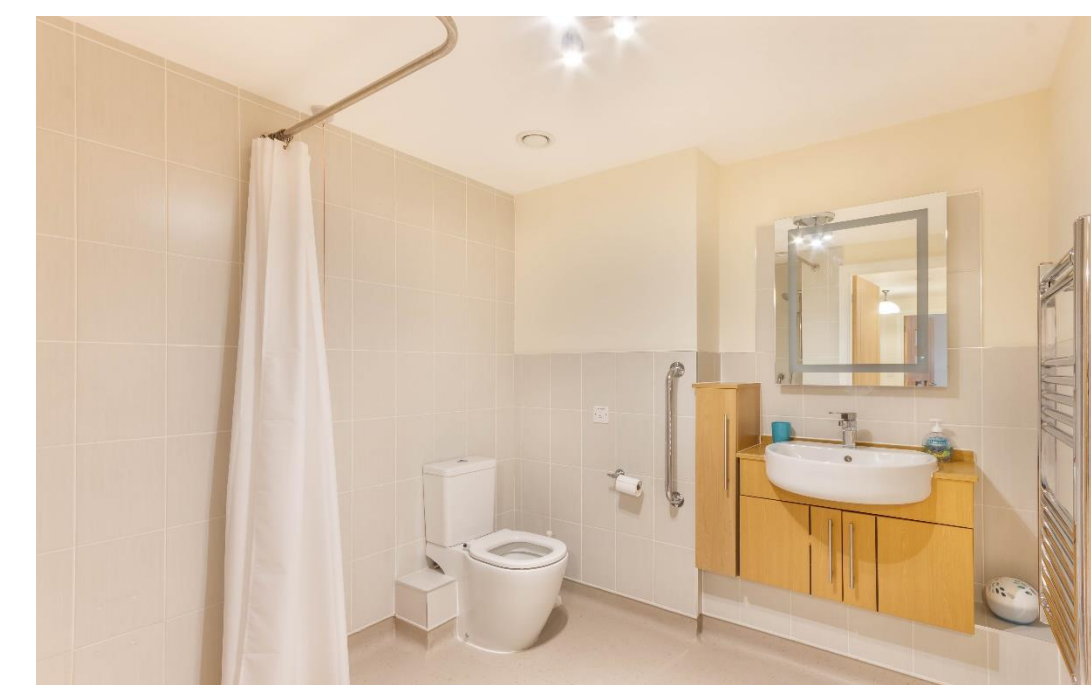




The apartment itself was originally utilised by McCarthy & Stone as the show apartment and is one of only four similar apartments within the development.

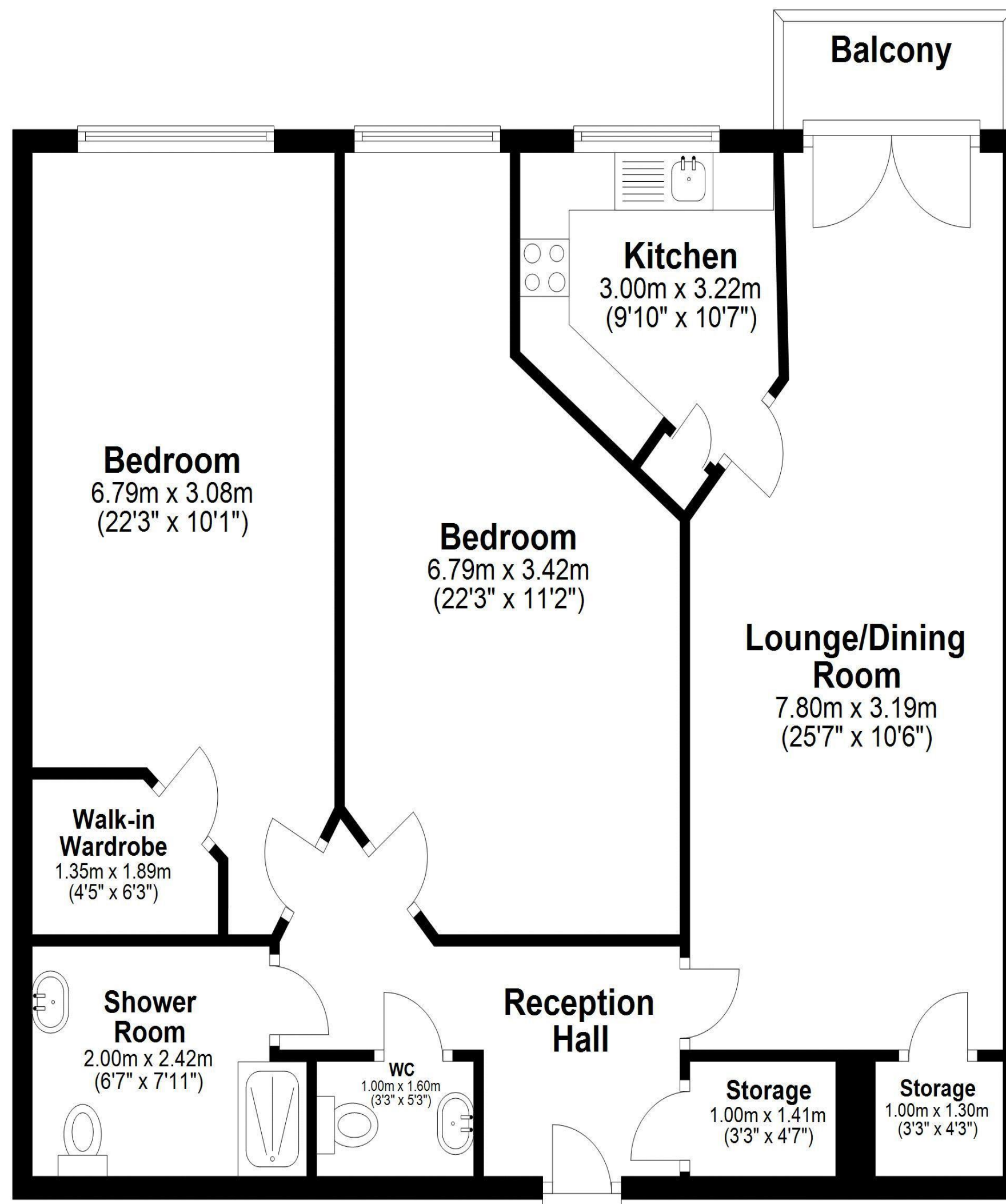
The internal accommodation comprises: Communal entrance with a security entry phone system and lift and stair access to all floors | Private entrance door at the second floor level leading into the hallway, with a large walk in storage cupboard | Lovely lounge area offering French doors opening onto a private balcony overlooking the surrounding greenery and access to the kitchen | Modern fitted kitchen with integrated appliances which include electric hob with extractor hood, electric oven and fridge/freezer and window over-looking the communal gardens | Generous master bedroom which has built in wardrobes | Generous second double bedroom | Main wet room including wash basin set into the vanity unit with storage.

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Second Floor

Approx. 85.9 sq. metres (925.0 sq. feet)



Total area: approx. 85.9 sq. metres (925.0 sq. feet)

33 Kenton Lodge, Gosforth



Well-presented throughout, this beautiful purpose built apartment is ideal for those desiring premium assisted living and is available with immediate possession available.

Services: Mains electric, water and drainage | Tenure: Leasehold | Lease Remaining: 991 Years | Ground Rent: £510 pa | Service Charge: £13,161.96 pa | Council Tax: Band E | EPC Rating: B



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