



# 28 Kenton Lodge

Kenton Road, Gosforth





## 28 Kenton Lodge

### Kenton Road, Gosforth, NE3 4PE

This delightful, attractively presented and spacious one bedroom apartment is perfectly positioned to the second floor of Kenton Lodge, Gosforth. The apartment occupies a lovely corner position overlooking the greenery, 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.

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#### Price Guide:

Guide Price £215,000

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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 wrap around corner 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, fridge/freezer, recently installed dishwasher and window overlooking the communal gardens | Generous bedroom which has built in wardrobes | Main wet room including wash basin set into the vanity unit with storage.

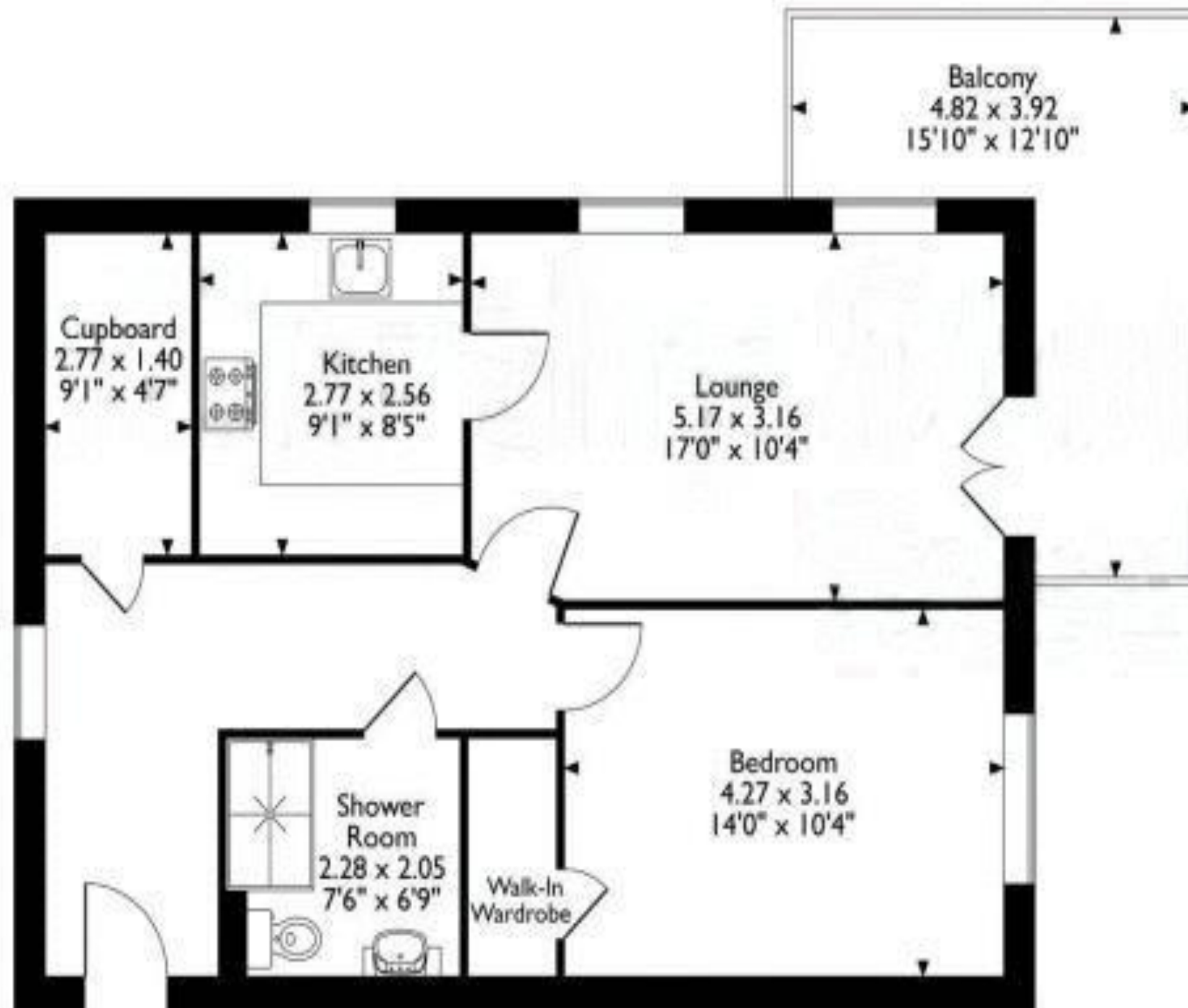


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Kenton Lodge, Apartment 28, Kenton Road, Newcastle upon Tyne  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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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; Electricity, Water & Drainage | Tenure; Leasehold | Lease Term Remaining; 990 Years | Ground Rent; £435 Per Annum | Service Charge; £9,717.39 Per Annum | Council Tax; Band D | Energy Performance Certificate; Rating C