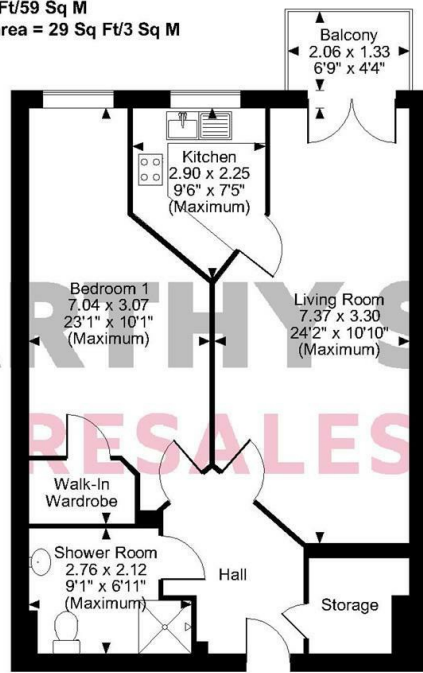
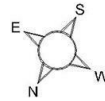


Kenton Lodge, Kenton Road, Newcastle upon Tyne, Tyne and Wear
 Approximate Gross Internal Area
 637 Sq Ft/59 Sq M
 Balcony external area = 29 Sq Ft/3 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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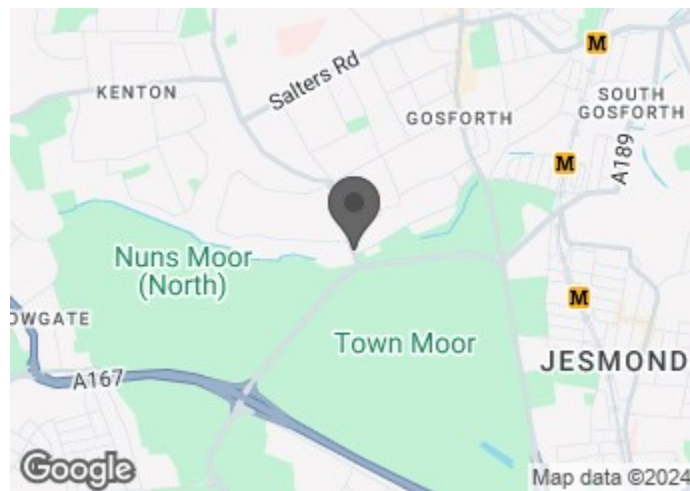
McCARTHY STONE RESALES

23 KENTON LODGE

KENTON ROAD, NEWCASTLE UPON TYNE, NE3 4PE



COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	88	88



McCARTHY STONE RESALES

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A one bedroom, FIRST FLOOR apartment with SOUTH EASTERLY facing WALK OUT BALCONY overlooking the LANDSCAPED GARDENS located within a McCarthy Stone Retirement Living development with an ESTATE MANAGER, CARE TEAM and facilities to include an ON-SITE RESTAURANT, LIBRARY and CONSERVATORY.

PRICE REDUCTION

ASKING PRICE £205,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

KENTON ROAD, NEWCASTLE UPON TYNE,

1 BEDROOMS £205,000

KENTON LODGE

Kenton Lodge is a stunning development consisting of 53 one and two-bedroom retirement apartments exclusively for people aged 70 and over. This retirement living plus development (formally known as assisted living) will allow you to continue living independently by providing all the assistance, if required, in the comfort of your own home, including domestic assistance and a flexible bespoke care package, if and when you need it. There is an Estates Manager and staff on-site 24-hours a day and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a spacious resident's lounge, function room, conservatory, mobility scooter charging room, landscaped gardens and a superb table service restaurant- open 365 days a year, offering a variety of subsidised, delicious meals with the opportunity to have sandwiches delivered in the evening. There is also a guest suite for visitors who wish to stay (additional charges apply). Underfloor heating runs throughout all the apartments.

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 and letterbox. Illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunistall emergency response pull cord system. Walk-in storage cupboard/airing cupboard. Further doors lead to the lounge, bedroom and bathroom .

LIVING ROOM

Bright and airy South facing room overlooking the developments gardens. Double doors onto a walk-out balcony, with space for table and chairs. A stone effect fireplace with electric fire, TV and telephone points and a Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. A partially double glazed door leads into the separate kitchen.

KITCHEN

Fully fitted with a range of modern, white gloss wall and base units. Solid wood top work surface with stainless steel sink and drainer with mono lever tap. Electronically operated window overlooks the development. Appliances include a raised-level electric oven, ceramic hob with cooker hood over and integral fridge and freezer.

BEDROOM

Bright and spacious bedroom with a full length window overlooking the gardens. Two ceiling lights, TV and phone point, raised power sockets and an emergency pull cord. Walk-in wardrobe housing hanging rails and shelves.

WETROOM

Partially Tiled walls with anti-slip flooring throughout. Comprising of a level access shower with shower curtain and hand rail, WC and Vanity unit with wash hand basin. Illuminated mirror with shaving point, heated towel rail and emergency pull cord.

PARKING PERMIT SCHEME

The fee is usually £250 per annum, but may vary by development. Permits are subject to availability, available on a first come, first served basis. Please check with the on-site Manager on site for availability.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)

- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £9,770.73 per annum for financial year ending 09/25

LEASEHOLD INFORMATION

125 years from 01/2016
Ground rent: £435 per annum
Ground rent review: Jan 2031
Managed by: Your Life Management Services
Council: Newcastle Upon Tyne. Band: D

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

