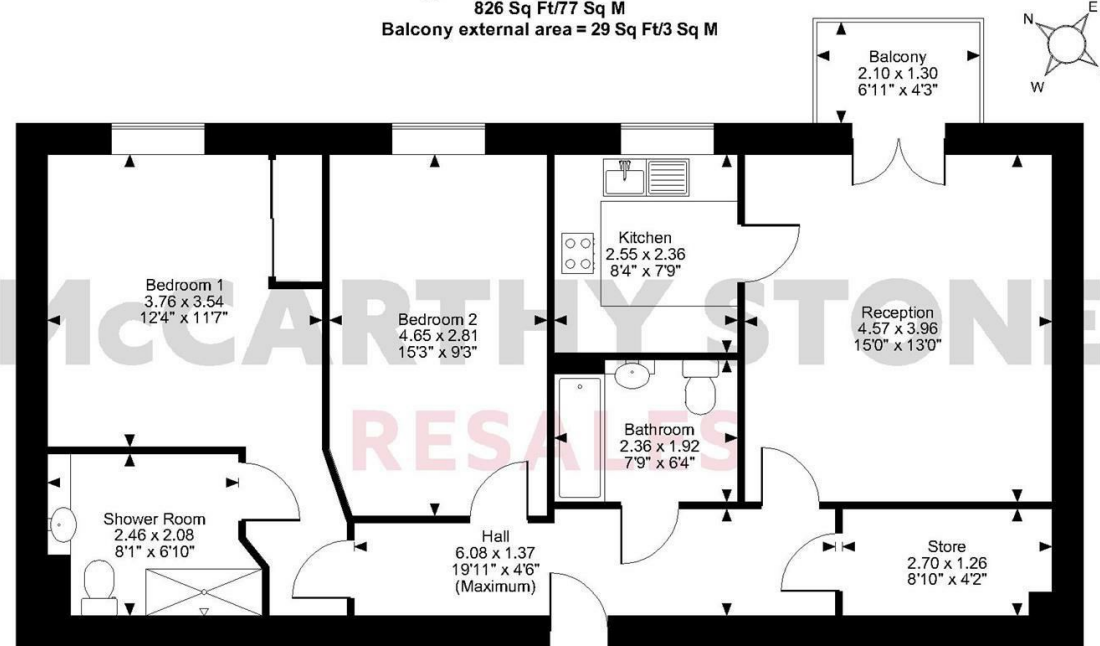


Kenton Lodge, Kenton Road, Newcastle upon Tyne
 Approximate Gross Internal Area
 826 Sq Ft/77 Sq M
 Balcony external area = 29 Sq Ft/3 Sq M



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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COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

27 KENTON LODGE
 KENTON ROAD, NEWCASTLE UPON TYNE, NE3 4PE



****6 MONTHS SERVICE CHARGE INCLUDED****

Recently redecorated and carpets deep cleaned this SPACIOUS TWO BEDROOM TWO BATHROOM apartment with a WALK OUT BALCONY enjoying VIEWS OVER THE COURTYARD located on the FIRST FLOOR of a McCarthy Stone Retirement Living Plus development with an ON-SITE RESTAURANT, ESTATE MANAGER and CARE STAFF and a BUS STOP OUTSIDE.

ASKING PRICE £264,000 LEASEHOLD

For further details, please call **0345 556 4104**
 resales@mccarthystone.co.uk | mccarthystoneresales.co.uk

KENTON ROAD, NEWCASTLE UPON TYNE

2 BED | £264,000

SUMMARY

Kenton Lodge was built by McCarthy & Stone purpose built for assisted living. The development consists of 53 one and two-bedroom retirement apartments for the over 70s. There is a Estate Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

The development includes a Homeowners' lounge, dining room and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the Estate Manager for availability. Kenton Lodge is situated in Gosforth which is bursting with history, you'll find a delightful mix of green open spaces 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.

1 hour of domestic support per week is included in the service charge at Kenton Lodge with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

It is a condition of purchase that all residents must meet the age of 70 years.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom

LOUNGE

Double opening doors leading to walk out balcony. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, which have been contract cleaned for this sale, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM ONE

Recently decorated and benefiting from a walk-in wardrobe and full length window. Ceiling lights, TV and phone point.

EN-SUITE

Fully tiled and fitted with suite comprising of a walk-in shower. WC, vanity unit with sink and mirror above.

BEDROOM TWO

Spacious second bedroom with full length window. Ceiling lights, TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in

shower, WC, vanity unit with sink and mirror above. Emergency pull cord and grab rails.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge £13,215.30 per annum (for financial year end 30/09/2025)

CAR PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILITY

Parking is by allocated space, please check with the Estate Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

LEASEHOLD INFORMATION

Lease term 999 from 2016
Ground rent: £510 per annum
Ground rent review: Jan-31

ADDITIONAL INFORMATION & SERVICES

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

