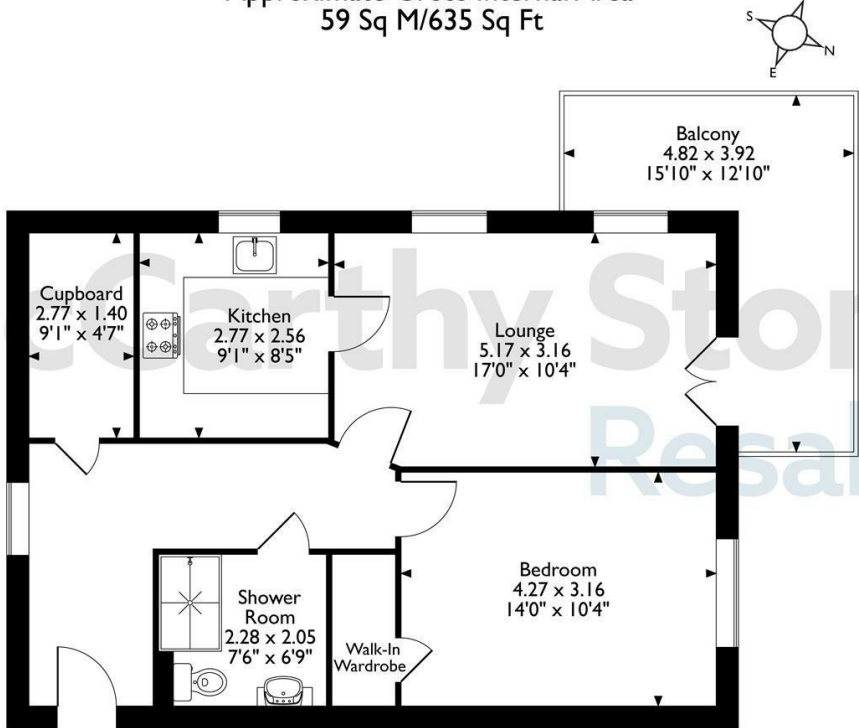


Kenton Lodge, Apartment 28, Kenton Road, Newcastle upon Tyne
Approximate Gross Internal Area
59 Sq M/635 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



28 Kenton Lodge

Kenton Road, Newcastle Upon Tyne, NE3 4PE



Asking price £235,000 Leasehold

A CORNER, DUAL ASPECT SECOND FLOOR one bedroom apartment with WRAP AROUND BALCONY and VIEWS OF NUNS MOOR and the communal gardens of this McCarthy Stone Retirement Living Plus development offering quality care services delivered by McCarthy Stone experienced CQC registered Estates team. On-site RESTAURANT, ESTATE MANAGER, CONSERVATORY and BUS STOP located DIRECTLY OUTSIDE the development.

Call us on 0345 556 4104 to find out more.

Kenton Road, Newcastle Upon Tyne

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 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. Doors lead to the living room bedroom and shower room



Dual Aspect Lounge

Patio doors open on to the large corner walk out balcony with ample space for table and chairs and views over Nuns Moor. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads into 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, appliance space and plumbing for dishwasher and under pelmet lighting.

Bedroom

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point. Emergency pull cord.

Shower Room

Majority tiled and fitted with suite comprising of over head shower with shower curtain, grab rails, WC, vanity unit with sink and mirror above. Emergency pull cord. Wall mounted heated towel rail.

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.



1 bed | £235,000

Service charge £9,717.36 per annum (for financial year ending 30th Sept 2025)

Car Parking

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.

Lease Information

999 years from 1st Jan 2016
Ground rent: £435 per annum
Ground rent review: 1st Jan 2031

Additional Information & Services

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

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

