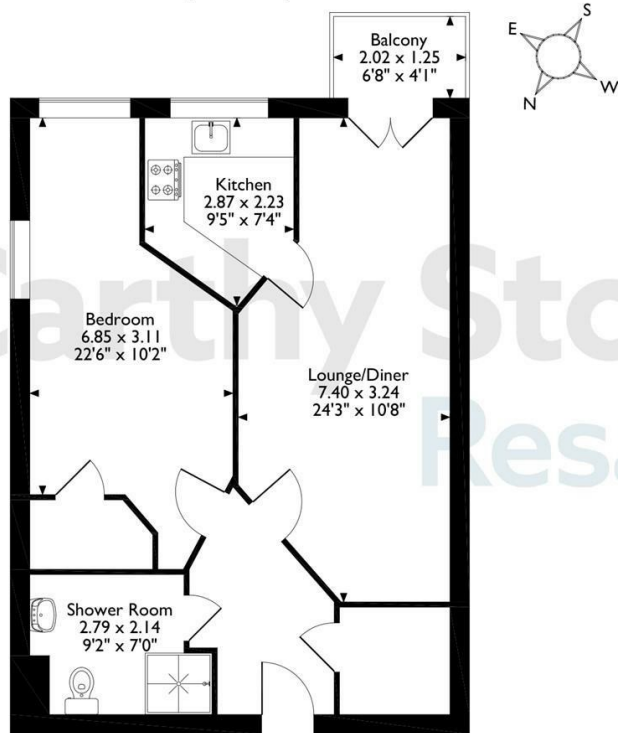



Kenton Lodge, Apartment 26, Kenton Road, Newcastle upon Tyne  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft



**Ground Floor**  
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	88	88
(81-91) B		
(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 

## 26 Kenton Lodge

Kenton Road, Newcastle Upon Tyne, NE3 4PE



## Asking price £189,950 Leasehold

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 offering quality care services delivered by MCCARTHY STONE experienced CQC registered Estates team. ON-SITE RESTAURANT, LIBRARY and CONSERVATORY.

**Call us on 0345 556 4104 to find out more.**

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.





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

### Lounge

Bright and airy south easterly 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 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.

### Shower Room

Partially Tiled walls with anti-slip flooring throughout. Comprising of a level access shower with shower screen 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 t availability, available on a first come, first served basis. Please check with the on-site Manager

### Leasehold Information

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



# 1 bed | £189,950

### Service Charge

- 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: £9,717.36 per annum for financial year ending 30/09/2025.

### 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.

