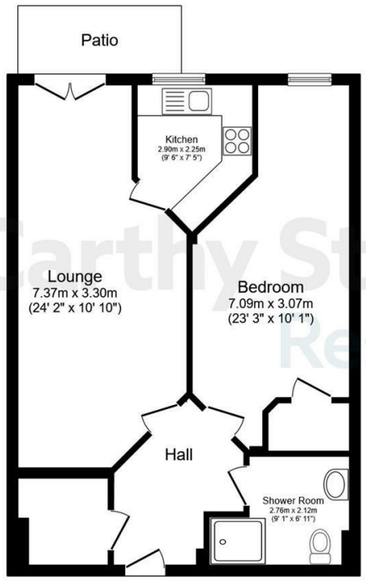
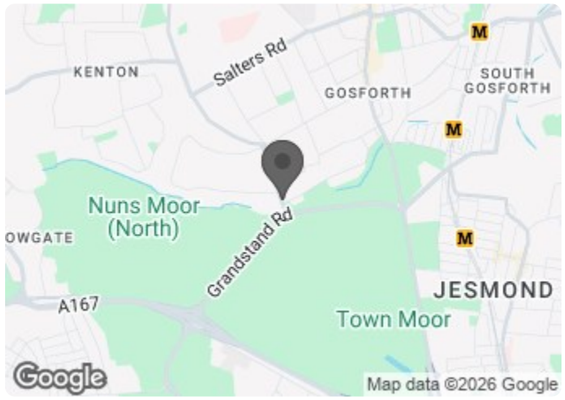
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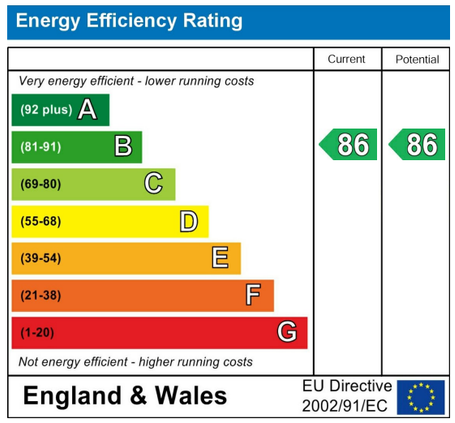


Total floor area 60.5 sq.m. (651 sq.ft.) approx

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Council Tax Band: D





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The Property Ombudsman

McCarthy Stone
Resales

3 Kenton Lodge

Kenton Road, Newcastle Upon Tyne, NE3 4PE







Asking price £225,000 Leasehold

A one bedroom, SOUTH-EASTERLY FACING apartment on the GROUND FLOOR with a EXTREMELY LARGE BALCONY in a 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.

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Kenton Lodge, Kenton Road, Newcastle Upon Tyne

1 bed | £225,000

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 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 entrance hall with illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Doors lead to the living room bedroom and shower room

Lounge

Double French doors open on to the extremely large walk out balcony, the perfect space for entertaining or creating a pot plant garden. This bright South-Easterly facing room has a feature fireplace with fitted electric fire, TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed door leads into the separate kitchen.

Kitchen

Fully fitted kitchen with a range of high-gloss units with wood worktop and tiled floor. Appliances include a built-in oven, ceramic hob with extractor hood and fitted integrated fridge/freezer, appliance space and plumbing for dishwasher. The stainless steel sink with mono block lever tap sits beneath the electric window.

Bedroom

South-easterly facing with full length window overlooking the quiet communal grounds. Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point. Emergency pull cord.

Wet Room

Majority tiled with slip-resistant flooring and fitted with suite comprising of over head shower with shower curtain, grab rails, WC, vanity unit with sink and illuminated mirror above. Emergency pull cord and 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.

Annual Service charge £10,716.53 for the financial year ending 30th Sept 2027.

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: 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.







