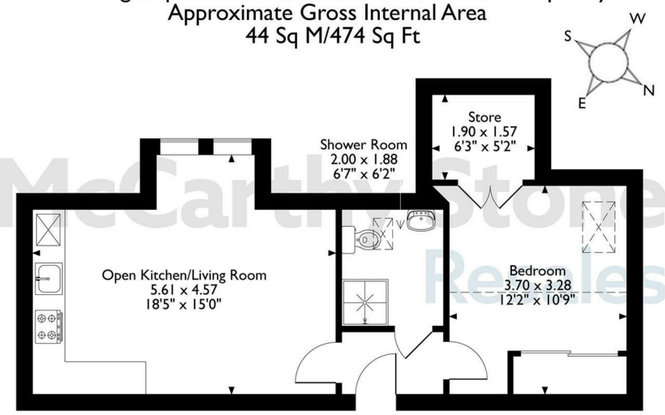
Excellent

Trustpilot

McCarthy & Stone Resales.

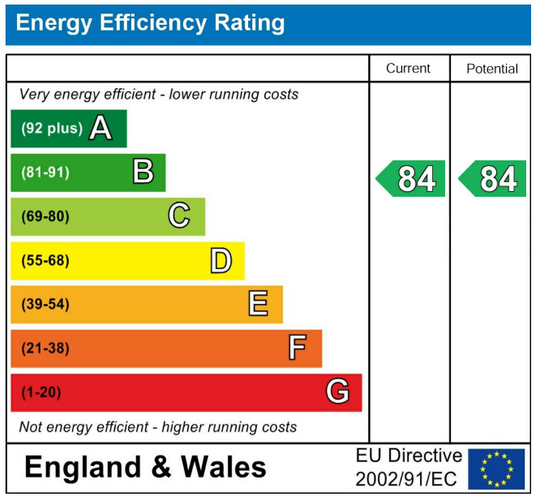
Kenton Lodge, Apartment 53, Kenton Road, Newcastle upon Tyne
Approximate Gross Internal Area
44 Sq M/474 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8637680/DST.



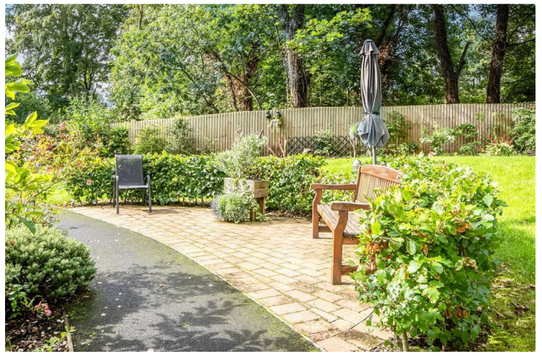


This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







53 Kenton Lodge

Kenton Road, Newcastle Upon Tyne, NE3 4PE

1 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 53 Kenton Lodge could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £145,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Second-floor one-bedroom retirement apartment
- South-west facing garden views
- Spacious lounge with dining area
- Modern open-plan fitted kitchen
- Integrated oven, hob and fridge
- Double bedroom with fitted wardrobe
- Level-access walk-in shower room
- Useful walk-in storage cupboard
- 24-hour emergency response system
- Homeowners' lounge and landscaped gardens

McCarthy & Stone Resales.

Trustpilot Rated Excellent

53 Kenton Lodge, Newcastle Upon Tyne

1 | 1 | Asking price £145,000

Development Overview

Kenton Lodge is a purpose-built McCarthy Stone Retirement Living Plus development for those aged 70 and over, comprising 53 one and two-bedroom apartments.

Residents benefit from a Homeowners' lounge, dining room, landscaped gardens, guest suite and an on-site Estate Manager. A 24-hour emergency call system is also provided.

One hour of domestic assistance per week is included within the service charge, with additional care and support available at extra cost.

Located in popular Gosforth, the development is close to shops, cafés, green spaces and local amenities. Car parking is available via a permit scheme, subject to availability.

Apartment Overview

This well-presented second-floor one-bedroom apartment is situated within the main building, enjoying a bright south-west facing aspect overlooking the communal gardens. Convenient lift access provides easy indoor access to the on-site restaurant, homeowners' lounge and laundry facilities.

The welcoming entrance hall includes a useful walk-in storage cupboard, secure door-entry system and 24-hour emergency response system.

The spacious lounge offers ample room for relaxing and dining, with a large window overlooking the gardens. An open-plan kitchen features cream gloss units, an eye-level oven, ceramic hob and integrated fridge freezer.

The generous double bedroom enjoys a south-west facing aspect and benefits from a fitted wardrobe.

A modern shower room completes the accommodation, featuring a level-access walk-in shower, WC and vanity wash basin.

Care & Support

The personal care services available at Kenton Lodge can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Kenton Lodge serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Social Lifestyle

At Kenton Lodge you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of you own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

Service Charge (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. 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 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

Lease: 999 years from 2016
Ground rent: £435 per annum
Ground rent review: Jan 2031
Managed by: Your Life Management Services

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Manager on site for availability.

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.

- 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.













