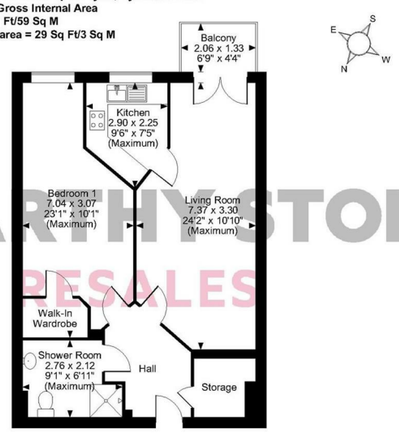
Excellent

Trustpilot

McCarthy & Stone
Resales.

Kenton Lodge, Kenton Road, Newcastle upon Tyne, Tyne and Wear
Approximate Gross Internal Area
637 Sq Ft/59 Sq M
Balcony external area = 29 Sq Ft/3 Sq M

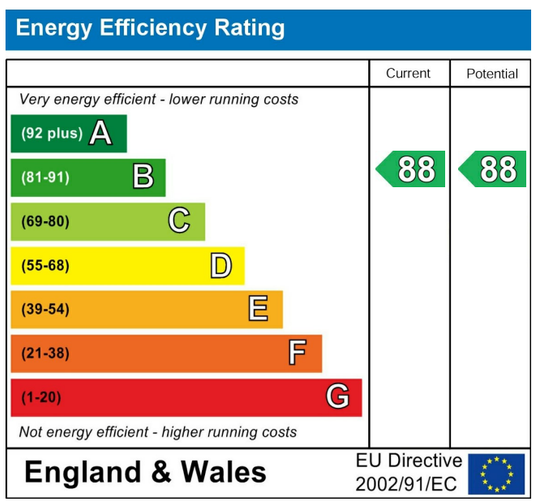


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







23 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 23 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:

- Bright and spacious south-facing apartment
- South-facing balcony with garden views
- Generous lounge with attractive fireplace
- Modern kitchen with integrated appliances
- Stylish white gloss kitchen units
- Spacious bedroom overlooking landscaped gardens
- Useful walk-in wardrobe and storage
- Contemporary bathroom with level-access shower
- Secure entry and 24-hour emergency call
- Independent living with flexible care available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

23 Kenton Lodge, Newcastle Upon Tyne

1 | 1 | Asking price £145,000

Development Overview

Kenton Lodge is a Retirement Living PLUS development in the desirable Gosforth area of Newcastle upon Tyne, comprising 53 one and two-bedroom apartments exclusively for those aged 70 and over.

Designed for independent living with flexible care and support available if required, the development benefits from 24-hour on-site staffing and an emergency call system. Excellent communal facilities include a homeowners' lounge, function room, conservatory, landscaped gardens, table-service restaurant, guest suite and mobility scooter charging room.

Ideally situated close to Gosforth High Street, residents enjoy easy access to a range of shops, cafés, supermarkets and local amenities, alongside nearby parks and green spaces.

Apartment Overview

Enjoy relaxed, independent living in this bright and spacious south-facing apartment, boasting peaceful garden views and a private walk-out balcony, perfect for morning coffee or unwinding in the sunshine.

The welcoming hallway leads to a generous lounge with an attractive fireplace and double doors opening onto the balcony. A separate modern kitchen features white gloss units, solid wood worktops and integrated appliances.

The spacious bedroom enjoys lovely garden views and benefits from a walk-in wardrobe, while the contemporary shower room offers a level-access shower, vanity unit and heated towel rail.

Additional features include useful storage, secure door entry and a 24-hour emergency call system, offering comfort and peace of mind within the welcoming Kenton Lodge community.

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.

Social Lifestyle

The Communal Lounge is at the heart of the community at Kenton Lodge and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit DEVELOPMENT NAME on a regular basis and always happy to welcome new clients.

Additional Information & Services

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

Service Charge

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.

Service Charge: £11,257.68 per annum (up to financial year end 30/09/2027.

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

Leasehold Information

125 years from 01/2016
Ground rent: £435 per annum
Ground rent review: Jan 2031
Managed by: Your Life Management Services
Council: Newcastle Upon Tyne. Band: D

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.













