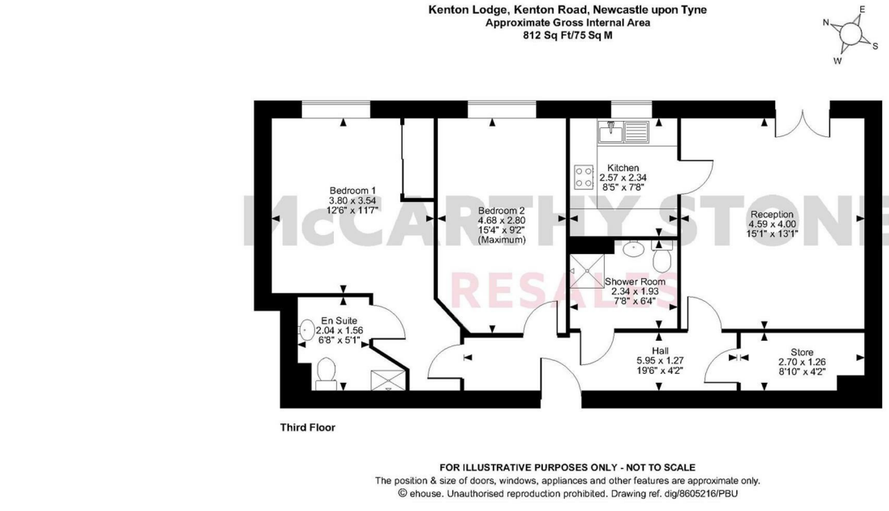
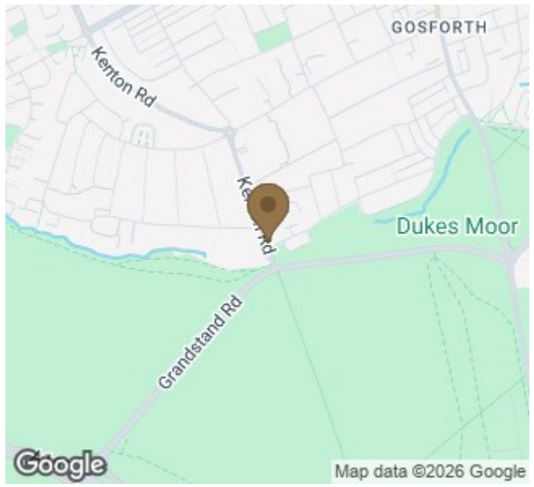
Excellent

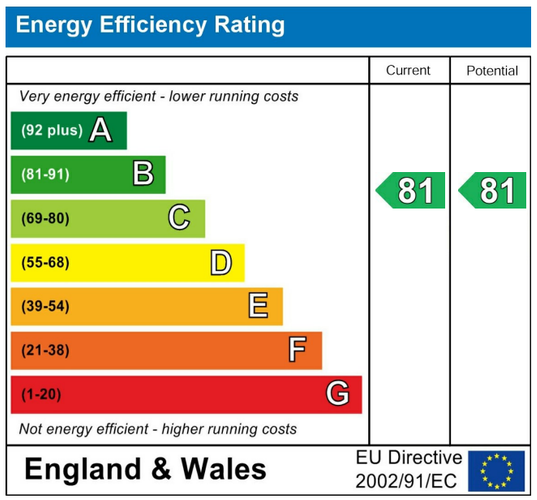
Trustpilot

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Registered in England and Wales No. 10716544

The Property Ombudsman







47 Kenton Lodge

Kenton Road, Newcastle Upon Tyne, NE3 4PE

2 2 Council Tax Band: E

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 47 Kenton Lodge could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £249,950
Leasehold

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

Why you'll love living here:

- Spacious two-bedroom retirement living apartment
- Private walk-out balcony accessed from lounge
- Both bedrooms overlooking the communal courtyard
- Generous lounge with feature electric fireplace
- Separate kitchen with integrated appliances
- Principal bedroom with fitted mirrored wardrobes
- Two shower rooms with walk-in showers
- Convenient walk-in storage and airing cupboard
- On-site restaurant and homeowners' lounge
- Dedicated Estate Manager and emergency assistance

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

47 Kenton Lodge, Newcastle Upon Tyne

2 | 2 | Asking price £249,950

Summary

Kenton Lodge is a purpose-built Retirement Living Plus development by McCarthy & Stone, ideally located in the popular Gosforth area of Newcastle upon Tyne. Designed for the over 70s, the development comprises 53 one and two-bedroom apartments, offering independent living with flexible care and support.

Residents benefit from a welcoming homeowners' lounge, on-site dining room, landscaped gardens and a guest suite for visitors (additional charges apply). A dedicated House Manager and 24-hour emergency call system provide added peace of mind.

The service charge includes one hour of domestic support per week, with additional care services available at an extra cost. Parking is available through a permit scheme, subject to availability.

Gosforth offers an excellent range of shops, cafés, restaurants and local amenities, alongside attractive green spaces including Central Park and Dukes Moor.

Please note Residents must be aged 70 or over.

Apartment Overview

This spacious two-bedroom apartment at Kenton Lodge offers well-presented accommodation, featuring a private walk-out balcony accessed from the lounge, while both bedrooms enjoy pleasant views across the communal courtyard.

The welcoming entrance hall provides access to all rooms and includes a useful walk-in storage cupboard, secure door-entry intercom and 24-hour emergency call system.

The generous lounge offers ample space for relaxing and dining, with a feature electric fireplace and double doors opening directly onto the private walk-out balcony. A separate fitted kitchen includes an integrated oven, ceramic hob, extractor hood, fridge and freezer.

Both bedrooms are well-proportioned and benefit from full-height windows overlooking the courtyard, with the principal bedroom also featuring fitted mirrored wardrobes.

The apartment benefits from two shower rooms, both featuring walk-in showers, WCs and vanity units with wash basins.

Parking is available through a permit scheme, subject to availability and an additional annual charge.

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 Kenton Lodge on a regular basis and always happy to welcome new clients.

Landscaped Gardens

One of the main social hubs of Kenton Lodge is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Additional Information & Services

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

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 House 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 House Manager.

Annual Service charge £14,321.26 (for the financial year ending 30/09/2027

Leasehold

Lease term 999 from 1st Jan 2016
Ground rent: £510 per annum
Ground rent review: 1st Jan 31

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.



