



# 40 Kenton Lodge

Kenton Road



SANDERSON  
YOUNG





## 40 Kenton Lodge Kenton Road

This delightful, attractively presented and spacious apartment, is perfectly positioned to the second floor of Kenton Lodge, Gosforth. The apartment occupies a highly sought after position overlooking the main central landscaped courtyard and enjoys the use of both lift and stair access and is offered to the market with no onward chain.

Kenton Lodge, which was constructed by McCarthy & Stone back in 2016, provides luxury assisted living exclusively for the over 70s, allowing residents to live independently whilst still including domestic assistance when needed and a flexible care package. A unique aspect of life at Kenton Lodge is that you can become part of a community, offering social and cultural opportunities, and have access to a superb in-house restaurant serving very reasonably priced 3 course lunches daily.

The development itself incorporates the original lodge with its beautiful grand staircase, ornate fireplaces and decorative ceilings, with several communal areas, and consists of 53 apartments in all, offering well proportioned modern living close to Gosforth High Street and excellent road transport links.

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### Price Guide:

Guide Price £300,000





The apartment itself was originally utilised by McCarthy & Stone as the show apartment and is one of only four similar apartments within the development.

The internal accommodation comprises: Communal entrance with a security entry phone system, where there is a short walk from reception via a glass walkway connecting the two main buildings leading to both lift and stair access to the first and second floors | Private entrance door at the second floor level leading into the hallway, with a large walk in storage cupboard | Lovely lounge area which has a feature fireplace incorporating an electric living flame fire, French doors opening onto a private balcony overlooking the communal gardens and access to the kitchen | Larger style modern fitted kitchen with integrated appliances which include electric hob with extractor hood, electric oven and fridge/freezer and window overlooking the communal gardens | Generous master bedroom which has built in wardrobes and access to an ensuite wet room including wash basin to the vanity with storage and illuminating mirror over | Generous second double bedroom | Main wet room including wash basin set into the vanity unit with storage.

Well-presented throughout, this beautiful purpose built apartment is ideal for those desiring premium assisted living and is available with immediate possession available.

Services: Mains electric, water and drainage | Tenure: Leasehold | Lease Remaining: 992 Years | Ground Rent: £510 pa | Service Charge: £12,548.60 pa | Council Tax: Band E | EPC Rating: B



Miss Debbie Brown  
0191 213 0033  
[debbie.brown@sandersonyoung.co.uk](mailto:debbie.brown@sandersonyoung.co.uk)

