

McCarthy & Stone has apartments for sale at over 100 developments across the UK. So wherever you want to buy, we'll have a location to suit you.



Please call us free on **0800 201 4106** and we'll help you find the perfect apartment or visit mccarthyandstone.co.uk/kentonlodge



All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this brochure, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Executive before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or email us at: comments@mccarthyandstone.co.uk

December 2015

Artist impression



**A life of continued independence with Assisted Living
- all the assistance you need in an apartment you own**
Kenton Lodge, Gosforth

Be part of a new lifestyle designed exclusively for people aged 70 and over



Artist impression



A reputation you can rely on when you buy with McCarthy & Stone



Welcome to Kenton Lodge

Kenton Lodge is a stunning development of one and two bedroom retirement apartments located in the heart of Gosforth, overlooking Town Moor Park.

Designed exclusively for people aged 70 and over, this Assisted Living Development will allow you to carry on living independently by providing you with all the assistance you need in the comfort of your own home, including domestic assistance and a flexible care package if and when you need it.

In addition to a beautiful apartment, owners at Kenton Lodge will be able to enjoy the company of friends and neighbours in the spacious Homeowners' Lounge and in the landscaped gardens. They will also benefit from a Table Service Restaurant which will serve freshly cooked 3 course meals daily, 365 days a year.

Our Kenton Lodge development also incorporates the original 107 year old Lodge with its grand staircase, ornate fireplaces and decorative ceilings all carefully restored making it a unique and exquisite place to live.

Apartments are available in the original and refurbished area of the building, as well as in the newly built section of the development.

Providing award winning customer service

We are incredibly proud to have been awarded a 5 Star rating in customer satisfaction for ten consecutive years, as voted for by our homeowners via the House Builders Federation (HBF) survey.

We are delighted that so many of our homeowners say they would happily recommend us to their friends and family. We believe this is testimony to the quality and attention to detail that goes into the service we provide, in all our developments.

Since we started in 1977 we've built almost 50,000 apartments, as well as a strong reputation for quality. It's nice to know that we're getting it right, for the people who really matter.



A vibrant community in the heart of Gosforth



Gosforth High Street



Jesmond Dene

There's something for everyone in Gosforth

The perfect location for Assisted Living

Bursting with history, you'll find Gosforth to be a delightful mix of green open spaces 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.

The modern-day centre of Gosforth, straddling the Great North Road, originated in 1826 as a settlement known for several decades as Bulman Village. It is now a thriving shopping area which provides locals with 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. Gosforth has also been home to the South Northumberland Cricket Club since 1892.

For those who enjoy the arts, the Opus Art Gallery is located just off the High Street.



- 1 Bus stop
- 2 Dentist
- 3 Doctor
- 4 Hairdresser
- 5 Hospital
- 6 Pharmacy
- 7 Post Office
- 8 Supermarket

- Key**
- Shopping
 - Amenity



Theatre Royal

Keeping you close to the things that matter





A beautiful apartment with everything made simple

With McCarthy and Stone, everything is in place to help you carry on living independently and enjoying life to the full. You can relax in the knowledge that with Assisted Living, you will have help with the daily chores around the house, you will have access to personal care should you need it and you will also have someone there to call on, day or night should you need help in an emergency.

- **24 hour on-site management** to give you around the clock help and support in an emergency
- **Estate Manager and YourLife team** to ensure you get all the care and support you need
- **Domestic Assistance** to help you with jobs like dusting, vacuuming or changing the bed (one hour per week is included in your service charge)
- **Personal care packages** in 15 minute increments, which are totally flexible and can be organised with the YourLife team⁹

“ *The staff are always very willing to help, very patient and very, very caring. Plus it's a beautiful environment for my father to live in. I find it very reassuring that Dad has got staff 24 hours a day if he has got a problem - it has taken a weight off my mind.* ”

Relative of homeowner
Brunlees Court, Southport

⁹Additional charge applies.



A life made easier with McCarthy & Stone



We are proud of our caring and dedicated team

A completely flexible service tailored to suit your needs

With Assisted Living, the joy of owning a home you can be proud of is enhanced by the companionship, assistance and care you will receive as part of day to day life. YourLife, our experienced Care and Management Team will be very much an integral part of the development and you will come to know them well.

YourLife Management Services

Care and support at our developments is delivered by YourLife Care and Management which was created in 2010 as a joint venture between McCarthy & Stone and the highly regarded care provider, Somerset Care. It's regulated by the Care Quality Commission in England (in Scotland, the care regulator is the Care Inspectorate and in Wales the care regulator is the Care and Social Services Inspectorate).

Everyone who works for YourLife is dedicated to what they do, and they regularly go that extra mile to

provide exceptional levels of care and support. For your peace of mind, each staff member has a certificate from the DBS (The Disclosure and Barring Service) and we invest in their training to ensure they have all the skills they need to provide you with a fantastic service.

If you think you would benefit from these services, you can arrange a confidential wellbeing assessment with the Estate Manager to make sure everything is in place from the moment you move in.

YourLife
Care and Management



Personal care

Our team is on hand around the clock to make life easier for you. There is a whole range of services on offer such as: helping you get dressed or making sure you take your medication on time. There is also additional support available if you have recently come out of hospital.

Your service charge includes one hour's domestic assistance every week. You can use this time to get help with everyday tasks, leaving you more time to do the things you enjoy.

If you would like more than one hour of domestic assistance, you can book

additional time in increments of 15 minutes for an extra charge.

You can use your allocated and additional purchased time on any of the following services:

Domestic assistance

You can choose to have help with things such as changing the bed, cleaning and tidying the house, shopping for groceries or posting letters.

Laundry service

If you wish, the team can take care of all your laundry requirements and return your items washed, dried and ironed within 24 hours.

Lifestyle support

If you want to take a shopping trip or have an evening at the theatre, one of our team will be happy to assist you.

“ It was our lucky day when we decided to retire to Dutton Court. We couldn't be happier - no regrets! ”

Dr Maxwell - Homeowner, Dutton Court

Personalised
flexible care
packages
tailored to
your needs





Enjoy more time to socialise with new friends and neighbours

The wonderful thing about Assisted Living is that you'll never feel alone. There's always something going on around the development and there are plenty of facilities for you to take advantage of:

Restaurant

Central to the development is our table service restaurant. It's a lovely place to meet up with other homeowners and a nice treat if you don't want to cook for yourself. The restaurant serves freshly prepared lunches daily for you, your family and friends, using ingredients purchased locally, and caters for special dietary requirements. If you are not feeling well then meals can be served in your apartment.* If you are planning a special occasion or celebration, you are welcome to book the function room and talk to our chef who will be happy to devise a menu for you. The only charge is for the cost of the ingredients.

Around the development

If you fancy a cup of tea or coffee with your neighbours, you can join them in the homeowners' lounge.

Landscaped gardens

On a sunny day, it's also nice to spend some time in the garden with its attractive winding paths and ornate seating area, and with all maintenance taken care of, you'll have no worries about cutting the grass or weeding.

Guest suite

If your friends and family want to visit, they are welcome to use the guest suite which provides en-suite accommodation with tea and coffee making facilities, for just £25 per night#.

It's a social place to live

It's up to our homeowners to decide what social events and activities happen at each development and the Estate Management Team is on hand to help organise them. There is everything from book clubs, film nights and day trips but the great thing is, you choose how much or how little you get involved.

“*It's an incredibly special place to live. There's always someone to talk to and we never feel lonely - we all feel very safe here, with great staff who not only care for us, but understand us too.*”
Margaret Gulson - Homeowner, Dutton Court

*Additional charge applies. #Subject to availability.



Our developments help take the stress out of being a homeowner

You will have no worries about external maintenance, window cleaning or energy costs for communal areas, as it's all budgeted for in a simple to understand service charge. When it comes to the beautifully landscaped gardens, you can sit back and enjoy without having to lift a finger.

The development at a glance

- Homeowners' Lounge where you can enjoy the company of friends and neighbours
- Table service restaurant serving freshly cooked 3 course meals⁹
- Beautiful landscaped gardens for you to enjoy without having to lift a finger
- Full wheelchair accessibility in the apartments and throughout the development
- A luxurious guest suite perfect for when friends and family come to stay^{9#}
- Lifts to all floors making it easy to get around
- Private car parking^{9#}
- There's also a fully equipped laundry with raised machines so you can wash, dry and iron with ease, or you can choose to use our on-site washing and ironing service

Rediscover your inner sparkle



Apartments that are built around your needs



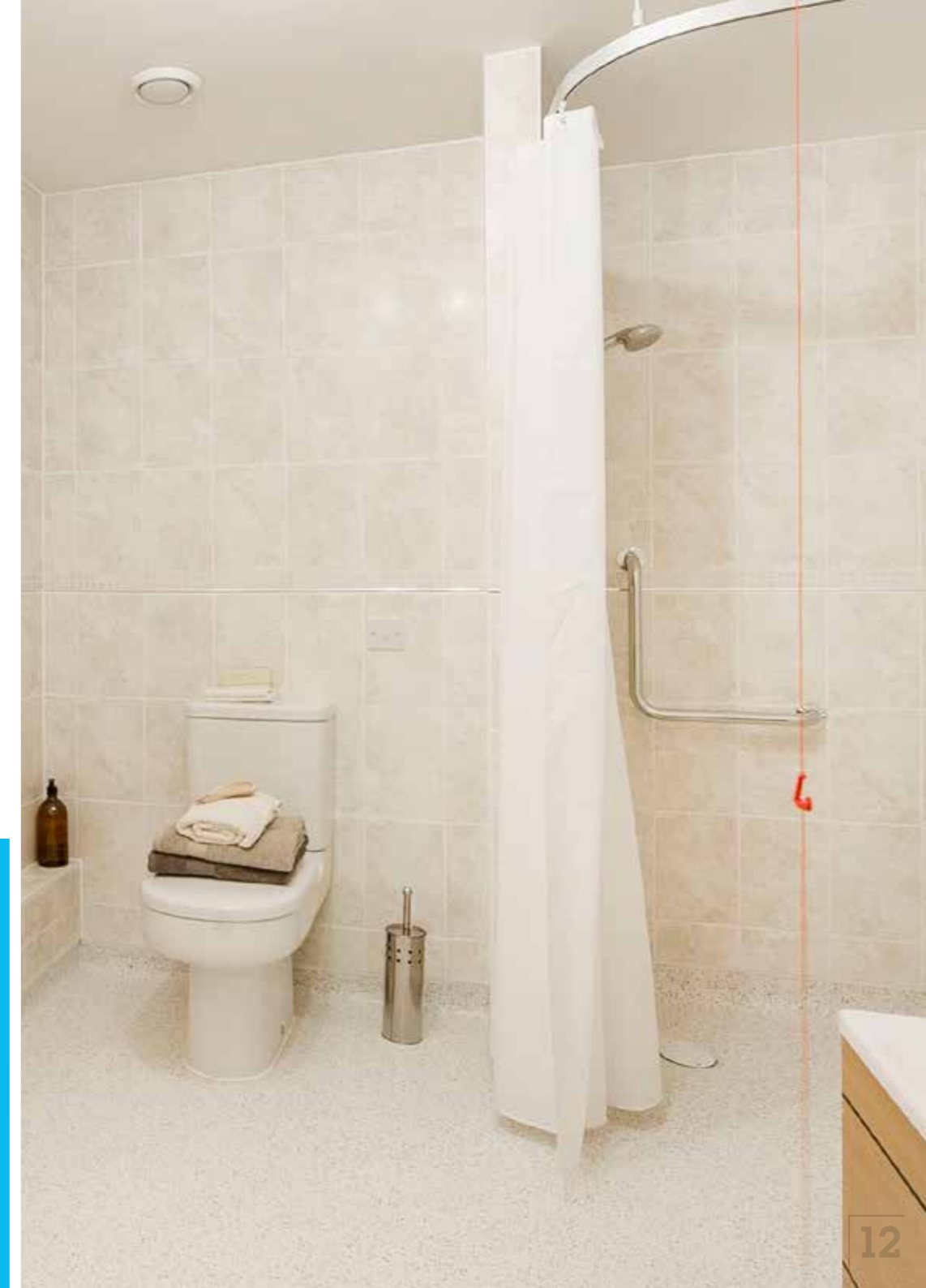
Our luxurious level access shower rooms are designed to offer both functionality and safety. They all have level access, so you don't have to step in and out of the shower, lever taps which turn on and off effortlessly and slip resistant flooring.

All new build apartments are built to the Lifetime Homes Standard - a set of 16 design criteria that provide a model for building accessible and adaptable homes; they are wheelchair friendly, ovens and plug sockets are set at waist height and you will find easy to use lever taps in the kitchen and bathrooms. In the communal areas, you will find grab rails along the hallways and outside is a secure charging and storage area for mobility scooters*.

With double glazing, insulation and underfloor heating throughout, your apartment will also be incredibly energy efficient, allowing you to keep warm whilst keeping your heating bills low.

Safe and Secure

In a McCarthy & Stone development your security is paramount, and you can rest assured we've got it covered. Peace of mind comes from a door entry system linked to your TV, so you can see who's there before letting anyone in, and an intruder alarm. So day or night, you can relax in the knowledge that you are safe.



Designed to make your life easier

McCarthy and Stone apartments are designed specifically with you in mind, helping you stay independent for longer.

Perfect for relaxing and entertaining, your living room will have enough space to welcome your friends and family. We have also ensured that telephone, TV and Sky* connection points are fitted ready for you from the day you move in. Throughout the apartment, everything is kept light and neutral, so whatever your taste in furniture and

furnishings, everything is sure to coordinate beautifully. Some apartments even have their own balconies or private patios.

In the kitchen you will see that we have incorporated a range of high quality appliances, including a raised oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible and coordinated splash backs and worktops complete the top quality look.



Keeping you and your possessions safe and secure

*When a Sky TV package is purchased. *Subject to availability.



Experience a new level of comfort, with everything designed around you

A quick look inside one of our apartments

General

- New build apartments come with an NHBC 10 year guarantee, allowing you to buy with confidence
- Double glazing to keep you warm and ensure your bills stay low
- Walk in or sliding door wardrobes so it is easy to keep everything organised and within reach
- Balcony or patio with selected apartments, letting you enjoy your own outside space
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room*

Kitchen

- Fitted kitchen with integrated fridge/freezer, oven and ceramic hob, laid out to make cooking easier
- Cooker hood to help keep your apartment fresh
- Stainless steel sink with hardwearing, easy to clean surface
- Lever taps which turn on and off easily
- Under pelmet lighting to direct light where you need it

Shower room

- Fitted shower with level access making it easier to get in and out
- Wall tiles
- Slip resistant flooring provides safety in your bathroom
- Fitted mirror for a sleek, coordinated look
- Electric shaver socket fitted for your convenience
- Heated towel rail to keep your towels dry and warm
- Extractor ventilation keeps your bathroom free of steam

Heating and finishes

- Underfloor heating to keep you warm whilst being clean and economical
- Neutral décor to coordinate with your furnishings
- Oak veneered doors give your interior a quality feel
- Chrome door furniture for a stylish touch
- Glazed panel to lounge and kitchen doors

Safety and security

- Door entry system which links to your TV, so you can see who's there before you open the door
- 24 hour emergency call system with a personal pendant so you can get assistance day or night. There's also a call point in the bathroom
- Smoke detector and intruder alarm to ensure your personal safety
- Illuminated light switches for bathroom and main bedroom so you can access them easily in the dark



There's plenty to enjoy when you make the most of life in your new home

Once you see how easy and enjoyable life is with McCarthy & Stone, we think you'll be convinced it's the right move for you.

We'll help you make the move

Once you have found the perfect apartment, we will take care of the time consuming tasks associated with moving including liaising with your solicitor and Estate Agent. We will also arrange for our specialist removal company to come and pack your belongings, transport your boxes to your new apartment and unpack again onto a flat surface, completely free of charge.

To register your interest or find out more about buying a McCarthy & Stone Assisted Living apartment at Kenton Lodge, call us on 0800 201 4106 or visit mccarthyandstone.co.uk/kentonlodge

Take a look for yourself

We would be delighted to tell you more about Kenton Lodge. To book an appointment with our Sales Executive, call today and we will arrange a date to suit you.

**Kenton Road, Gosforth,
Newcastle Upon Tyne NE3 4PD**

Tel: 0800 201 4106

*When a Sky TV package is purchased



- HL Homeowners Lounge
- DR Dining Room
- FR Function Room
- K Commercial Kitchen
- La Laundry
- Li Lift
- O Office
- wc Toilet
- St Store
- R Refuse
- G Guest
- U Utilities
- S Stair
- CR Mobility Scooter Charging Room
- SSO Staff Sleep Over
- SR Staff Room
- SS Substation

- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas



Kenton Lodge

Kenton Road, Gosforth,
Newcastle Upon Tyne NE3 4PE

Tel: 0800 201 4106



McCarthy & Stone

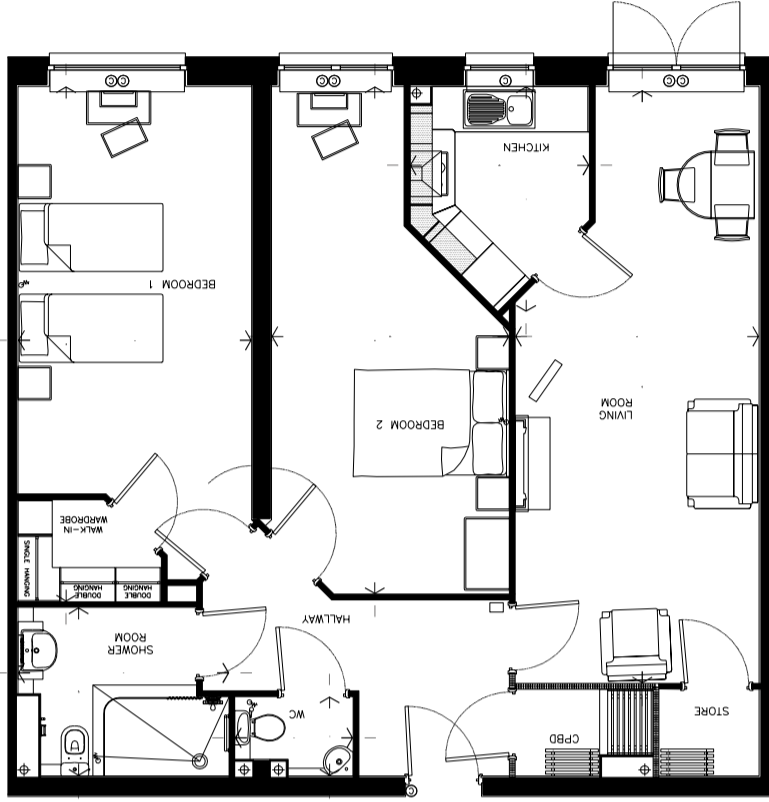
The UK's leading retirement housebuilder

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

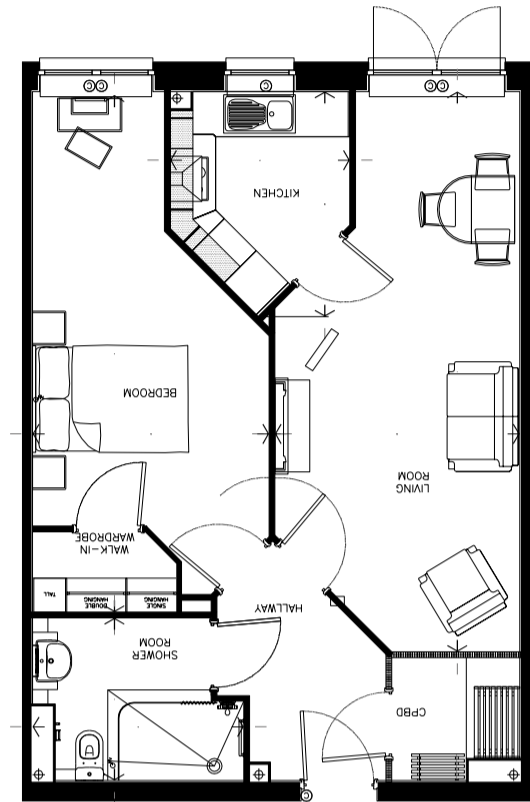
See individual apartment plans for specific details. Arrows denote measurement points

Living room (max.) 25'9" x 10'7"
 Kitchen (max.) 7'10" x 9'9"
 Shower room (max.) 9'2" x 7'4"
 WC (max.) 3'5" x 5'2"
 Bedroom 1 (max.) 22'4" x 10'2"
 Bedroom 2 (max.) 22'0" x 10'4"
 7841mm x 3227mm
 2375mm x 2980mm
 2791mm x 2227mm
 1050mm x 1565mm
 6812mm x 3089mm
 6712mm x 3147mm

Living room (max.) 24'4" x 10'7"
 Kitchen (max.) 7'10" x 9'10"
 Shower room (max.) 7'1" x 9'2"
 Bedroom (max.) 22'7" x 10'3"
 7411mm x 3236mm
 2375mm x 2980mm
 2152mm x 2791mm
 6887mm x 3127mm



Typical two bedroom apartment



Typical one bedroom apartment

Artist impression




McCarthy & Stone
 The UK's leading retirement housebuilder

Development Overview

Kenton Lodge, Gosforth