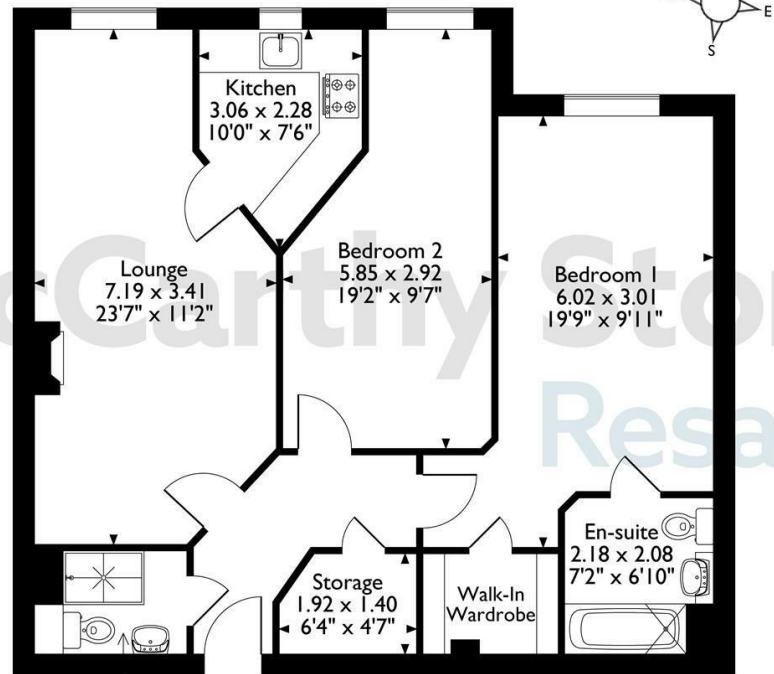


McKinlay Court, Flat 31, Tresham Close, Kettering
Approximate Gross Internal Area
79 Sq M/850 Sq Ft



Shower Room
2.13 x 1.44
7'0" x 4'9"

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

31 McKinlay Court

Tresham Close, Kettering, NN15 7BX



Asking price £260,000 Leasehold

Well presented TWO BEDROOM apartment offering a SPACIOUS living room, MODERN KITCHEN, master bedroom with WALK-IN wardrobe and ENSUITE BATHROOM, double second bedroom and a GUEST SHOWER ROOM. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, a reading room and communal lounge where SOCIAL EVENTS take place.

****Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information****

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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McKinlay Court, Tresham Close, Kettering

2 bed | £260,000

McKinlay Court

Kettering is home to McKinlay Court, a McCarthy & Stone Retirement Living development designed specifically for the over 60's. The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Entrance Hall

Front door with spy hole leads to the spacious entrance hall. The 24-hour emergency response system is situated in the hall. Door to a large walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system. Doors lead to the shower room, living room and both bedrooms.

Living Room

Spacious room with a double glazed window. The room provides ample space for a dining table and chairs. Electric fire and surround provides a great focal point. TV and telephone points, two ceiling lights and raised height electric sockets. Part glazed door leads into a separate kitchen.

Kitchen

Fully fitted kitchen with a range of wall and base units, pan drawers and a roll top work surface and tiling over. Stainless steel sink with mixer tap sits beneath a double glazed window with blind. Built-in oven with space above for a microwave, four ringed ceramic hob and fitted extractor hood above. Fridge, freezer. Ceiling and under pelmet lighting and ceramic floor tiling.

Principle Bedroom

Spacious principle bedroom with double glazed window. The spacious walk-in wardrobe provides plenty of storage, hanging rails and shelving. TV and telephone point, ceiling light and raised height electric sockets. Door leading to en-suite bathroom room.

En-Suite

Fully tiled suite comprising; bath with shower over, curtain and support rail, WC, vanity unit wash hand basin with fitted mirror and shaver point, wall mounted heated towel rail, ceiling lighting & emergency pull cord.

Second Bedroom

Double second bedroom which would also be perfect for use as a study / hobby or dining room. TV and telephone point, ceiling light and raised height electric sockets.

Shower Room

Fully tiled and fitted with a shower cubicle, WC, wash hand basin and fitted mirror above, wall mounted heated towel rail and emergency pull-cord.

Service Charge (breakdown)

- 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, to find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service charge: £4,055.96 for financial year ending 30/09/2026.

Car Parking Permit (subject to availability)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease: 125 years from 1st June 2014
Ground rent: £495.00 per annum
Ground rent review: 1st June 2029

Moving Made Easy & Additional Information

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 that can assist with service charges or living costs.
- 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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

- Fibre to the Cabinet & Copper Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

