

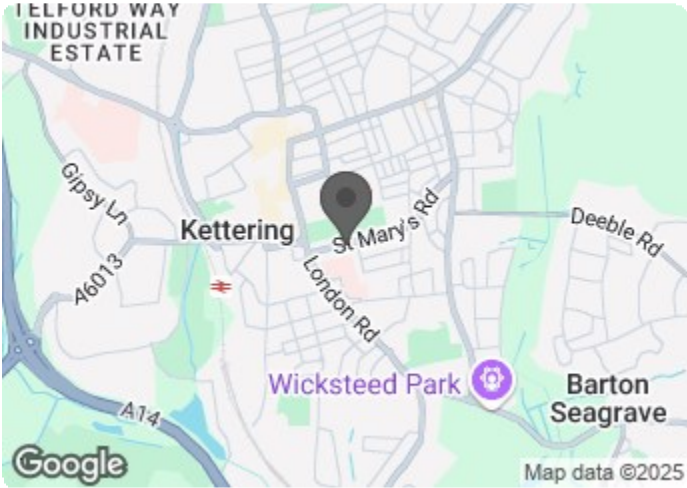
25 McKinlay Court

Tresham Close, Kettering, NN15 7BX



Total floor area 50.5 m² (544 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	84
(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	



Asking price £197,500 Leasehold

One bedroom, first floor RETIREMENT apartment at the popular McKinlay Court retirement development. DUAL ASPECT living room which faces SOUTH and WEST, modern kitchen with BUILT IN APPLIANCES, double bedroom with WALK-IN WARDROBE and a bathroom complete this lovely apartment.

** PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE - speak to your Property Consultant for more information.**

Call us on 0345 556 4104 to find out more.

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Tresham Close, St. Marys Road, Kettering, Northamptonshire, NN15 7BX

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 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 bedroom.

Living Room
Spacious, dual aspect living room with the benefit of a sunny south and west facing aspect, with a bay window overlooking the rear. The room provides ample space for a dining table and chairs and has a feature electric fire



with surround. TV and telephone points. Two ceiling lights, fitted carpets and curtains. Part glazed door leads into a separate kitchen..

Kitchen
Fully fitted kitchen with a range of wall and base units, drawers with roll top work surface over and wall tiling. Stainless steel sink with mixer tap sits below the south facing window. Built-in oven with space above for a microwave. Four ringed ceramic hob and fitted extractor hood above. Integrated fridge and freezer. Ceiling spotlights. Floor tiling.

Bedroom
The bright and airy bedroom has a sunny west facing aspect. Door leads to a walk-in wardrobe with shelving and hanging rails provides plenty of storage space. Central ceiling light fitting. Wall mounted panel heater. Ceiling light, TV and telephone point

Bathroom
Fully tiled and fitted suite comprising; full width walk in shower with glass screen and support rail, WC, wash hand basin and fitted mirror above. Wall mounted heated towel rail. Emergency pull-cord.

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



1 Bed | £197,500

- Buildings insurance

Annual Service Charge £2,626.86 for financial year ending 30/9/2025

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.

Lease Information
Lease: 125 years from 1st January 2014
Ground rent: £425 per annum
Ground rent review: 1st January 2029

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

Additional Information & Services

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

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

