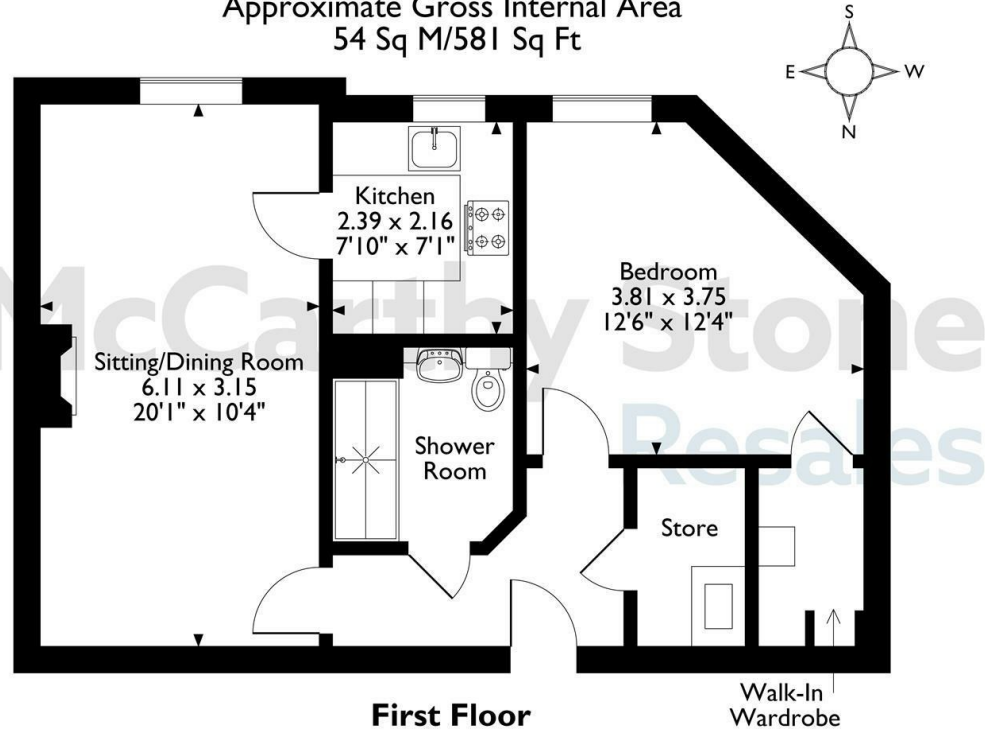
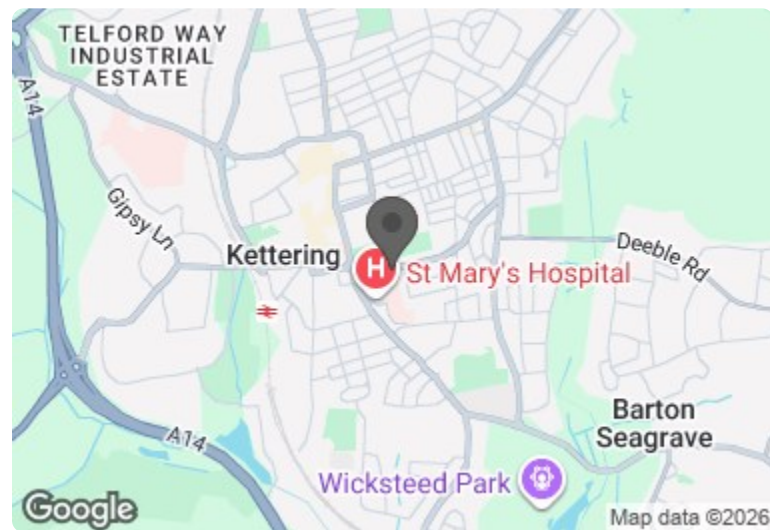


McKinlay Court, Flat 41, Tresham Close, Kettering  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**41 McKinlay Court**

Tresham Close, Kettering, NN15 7BX

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £189,950 Leasehold**

SUPERBLY PRESENTED and in an 'AS NEW' condition having been recently redecorated with new carpets and curtains fitted throughout. MODERN KITCHEN, double bedroom and a CONTEMPORARY shower room completes this wonderful apartment. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

**Call us on 0345 556 4104 to find out more.**

# Tresham Close, St. Marys Road, Kettering,

## 1 Bed | £189,950

**PRICE  
REDUCED**

### 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.

### Apartment Overview

Wonderful apartment presented in a 'turn key' condition having been freshly decorated with new carpets and curtains fitted throughout. The apartment is conveniently situated on the first floor with close proximity to the lift and reading room. The apartment further benefits from a modern kitchen with a recently replaced oven, a double bedroom with a walk-in wardrobe and a contemporary shower room.

### Entrance Hall

Front door with spy hole leads to the entrance hall where the 24-hour emergency response system is situated. Door to a large, walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system. All other doors lead to the shower room, living room and bedroom.

### Living Room

A bright and spacious living room with a double glazed windows and ample space for a dining table and chairs. Electric fire with feature surround providing a great focal point. TV and telephone points. Two ceiling lights, new curtains and carpets. 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 double glazed window. Built-in oven, which was replaced earlier this year with space above for a microwave. Four ringed ceramic hob and fitted extractor hood above. Integrated fridge and freezer. Ceiling spotlights. Floor tiling.

### Bedroom

Spacious bedroom with a double glazed window. Walk-in wardrobe with shelving and hanging rails provides plenty of storage space. Central ceiling light fitting, new curtains and carpets. TV and telephone point.

### Shower Room

Tiled and fitted with a modern walk-in shower cubicle, 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
- Buildings insurance

The annual service charge is £2,703.97 for financial year ending 30/9/2026.

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 Jan 2014  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2029

### Car Parking Scheme

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

### Additional Information & Services

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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Superfast Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

