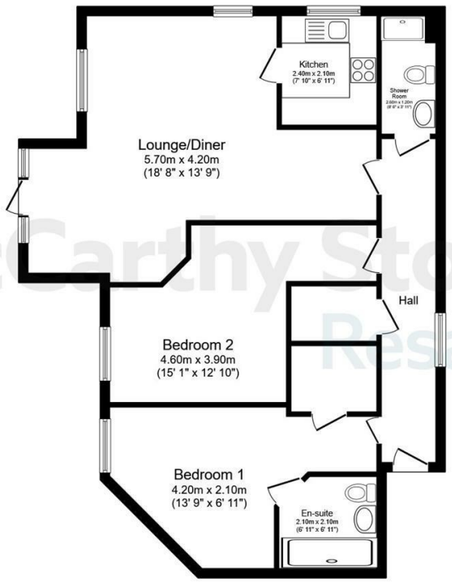
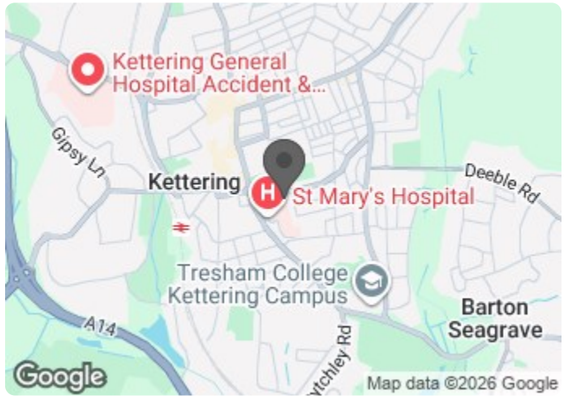
McCarthy Stone
Resales

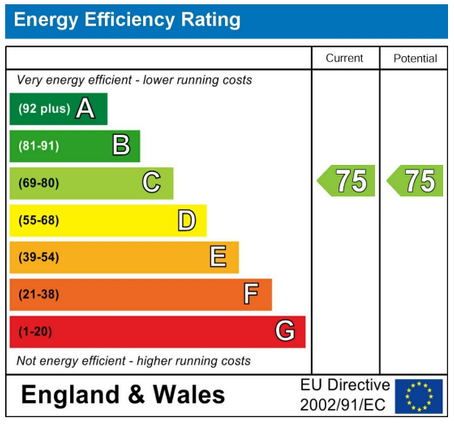


Total floor area 88.7 sq.m. (955 sq.ft.) approx

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: C





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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

5 McKinlay Court

Tresham Close, Kettering, NN15 7BX

Asking price £270,000 Leasehold

WONDERFUL 2 bedroom GROUND FLOOR retirement apartment with a SPACIOUS LOUNGE with access to a PATIO AREA enjoying GARDEN VIEWS. Modern kitchen with a number of UPGRADES, Principle bedroom with a WALK -IN WARDROBE and ensuite shower room. Second double bedroom and separate GUEST SHOWER ROOM.

Call us on 0345 556 4104 to find out more.

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

McKinlay Court, Tresham Close, Kettering

2 bed | £270,000

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 entrance hall. There is a double glazed window providing the hallway with natural light. The 24-hour Tunstall emergency response system is situated in the hall. There is a door to a walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system with intercom. Doors lead to the shower room, living room and both bedrooms.

Lounge
A very spacious lounge benefiting from having a dual aspect outlook. There are patio doors that open out to a patio area with access to the communal gardens. Ample room for a dining table and chairs. TV and telephone points. Three ceiling lights, fitted carpets and curtains. Part glazed door leads into a separate kitchen.

Kitchen
Fully fitted kitchen with a range of eye level and base units fitted with a modern worktop with matching sink with mixer tap. Built-in 'Neff' oven with under closing door for easy access. Four ringed ceramic hob and fitted extractor hood above. Recently fitted Integrated fridge and freezer, free standing dishwasher. Ceiling light, ceramic floor tiling.

Principle Bedroom
Spacious bedroom with a double glazed window over looking the gardens. Central ceiling light fitting. Walk in wardrobe providing hanging rails and shelving. Wall mounted panel heater. Ceiling light, TV and telephone point. Door leading to en-suite shower room. Fitted carpets and curtains.

En-Suite
Fully tiled with level access shower unit with grab rails and screen. Vanity unit wash hand basin with fitted mirror and shaver point and toilet. Wall mounted heated towel rail, ceiling light, emergency pull cord.

Second Bedroom
A good sized second double bedroom with double glazed window. Central ceiling light. Wall mounted panel heater. TV and telephone point. Fitted carpets and curtains.

Shower Room
Fully tiled and fitted with a shower cubicle, WC, wash hand basin and fitted mirror above. Wall mounted heated towel rail. 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

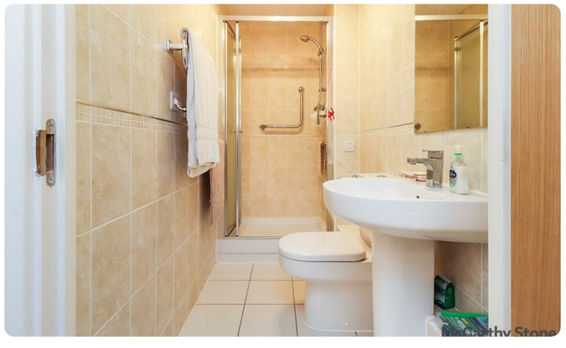
Annual Service Charge: £4,055.96 for financial year ending 30/9/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Car Parking Permit Scheme-subject to availability
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.

Lease Information
Ground rent: 495.00 per annum
Lease: 125 years from 1st Jan 2014.
Ground rent review: 1st Jan 2029.

Addition Services & Information
** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Broadband speed unavailable at time of listing
• Mains water and electricity
• Electric room heating
• Mains drainage