



Total floor area 50.6 m<sup>2</sup> (545 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.localagent.com

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>			
(69-80) <b>C</b>		76	80
(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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20 McKinlay Court

Tresham Close, Kettering, NN15 7BX

PRICE REDUCED



PRICE REDUCTION

Offers over £189,950 Leasehold

WELL PRESENTED ground floor SOUTH FACING apartment benefitting from a SPACIOUS LIVING ROOM with access to a PATIO AREA. The retirement 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

This beautifully presented south facing ground floor apartment benefitting from access off the living room to a small patio area. The bright and spacious living room has ample room for dining. The bedroom boasts a walk-in wardrobe. The apartment is conveniently located close to the main entrance, communal lounge and facilities.

### 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

Bright and spaces south facing living room with a French door leading to a patio area. Space for a dining table and chairs. TV and telephone points, two ceiling lights. 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. 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 with a south facing window. Walk-in wardrobe with shelving and hanging rails provides plenty of storage space. TV and telephone point and ceiling light.

### 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

- 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

re-decoration 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 £2,703.97 for financial year ending 30/9/2026.

### Lease Information

Lease length: 125 years from 2014

Ground rent: £425

Ground rent review: January 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

### Moving Made Easy & Additional 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

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

