



McCarthy & Stone
RESALES



5 McKinlay Court, Tresham Close, Kettering, NN15 7BX
Asking price £224,950 LEASEHOLD

For further details
please call 0345 5564104

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**** MUST SEE **** Spacious two bedroom garden facing ground floor McCarthy & Stone Retirement Living apartment - with en-suite wet room to master bedroom.

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.

Living Room

A very spacious living room benefiting from having a dual aspect outlook. There are patio doors that open out to a small patio and the homeowners gardens. TV and telephone points. Two ceiling lights. Part glazed door leads into a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mixer tap. Built-in oven. Four ringed ceramic hob and fitted extractor hood above. Integrated fridge and freezer. Dishwasher.

Master Bedroom

The master bedroom has a double glazed window over looking the gardens. Central ceiling light fitting. Wall mounted panel heater. Ceiling light, TV and telephone point. Door leading to en-suite shower room.

En-Suite

Wet room style en-suite shower room comprising; level access shower unit with grab rails and fitted curtain; WC; vanity unit wash hand basin with fitted mirror and shaver point; 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.

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

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.

Ground Rent

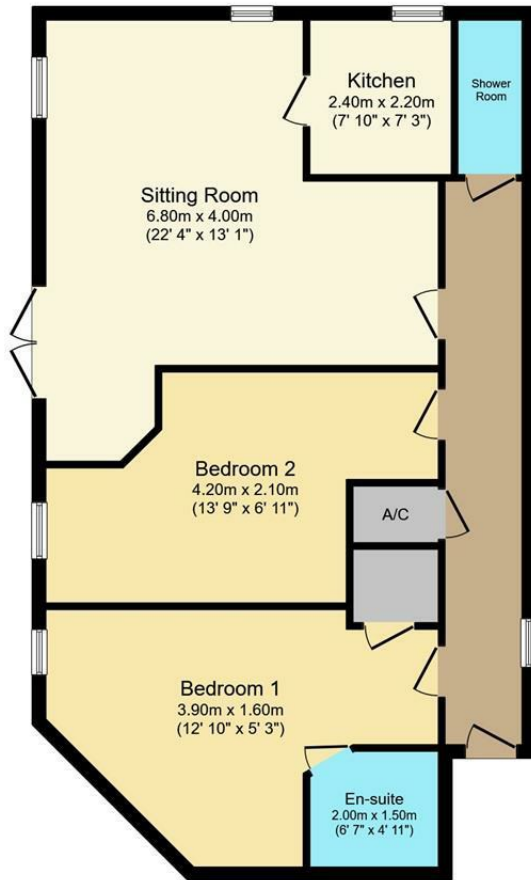
£495.00 - annual fee.

Lease Info.

125 years from 2014







Floor Plan

Floor area 92.0 sq. m. (990 sq. ft.) approx

Total floor area 92.0 sq. m. (990 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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