



Total floor area 92.1 sq.m. (991 sq.ft.) approx

Printed Contact Details...

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	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



McCARTHY STONE RESALES

32 MCKINLAY COURT

TRESHAM CLOSE, KETTERING, NN15 7BX



BEAUTIFULLY PRESENTED, TURN-KEY EX SHOW APARTMENT benefiting from a DUAL ASPECT living room, MODERN KITCHEN, master bedroom with WALK-IN wardrobe and ENSUITE BATHROOM, double second bedroom and a GUEST SHOWER. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, a reading room and communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £245,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

MCKINLAY COURT, TRESHAM CLOSE, KETTERING

2 BED | £245,000

APARTMENT OVERVIEW

A beautifully presented, turn - key ex show apartment is situated on the first floor next to the reading room and conveniently located close to the lift and stairs. The dual aspect living room provides a bright and airy room with ample room for dining. The modern kitchen has built in appliances. The apartment further benefits from a spacious, bay fronted master bedroom with a large walk-in wardrobe and ensuite bathroom, a further double bedroom which would also be perfect for use as a study or dining room and and the guest shower room completes this lovely apartment.

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 spacious entrance hall. The 24-hour Tunstall emergency response system is situated in the hall. Door to a walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system. Doors lead to the shower room, living room and both bedrooms.

LIVING ROOM

A dual aspect living room with two double glazed windows. Space for a dining table and chairs. TV and telephone points. Two ceiling lights. Electric fire with surround provides a great focal point. Part glazed door leads into a separate kitchen.

KITCHEN

Fully fitted kitchen with a range of wall and base units, pan drawers and a roll top work surface and tiling over. Stainless steel sink with mixer tap sits beneath a double glazed window. Built-in oven. Four ringed ceramic hob and fitted extractor hood above. Integrated fridge and freezer. Ceramic floor tiling.

MASTER BEDROOM

The spacious master bedroom has a double glazed bay window. The large walk-in wardrobe provides plenty of storage, hanging rails and shelving. Wall mounted panel heater. TV and telephone point. Door leading to ensuite bathroom room.

EN-SUITE

Fully tiled suite comprising; bath with shower fitting; 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 (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

Annual fee - £495.00

LEASE INFO.

125 years from 2014

