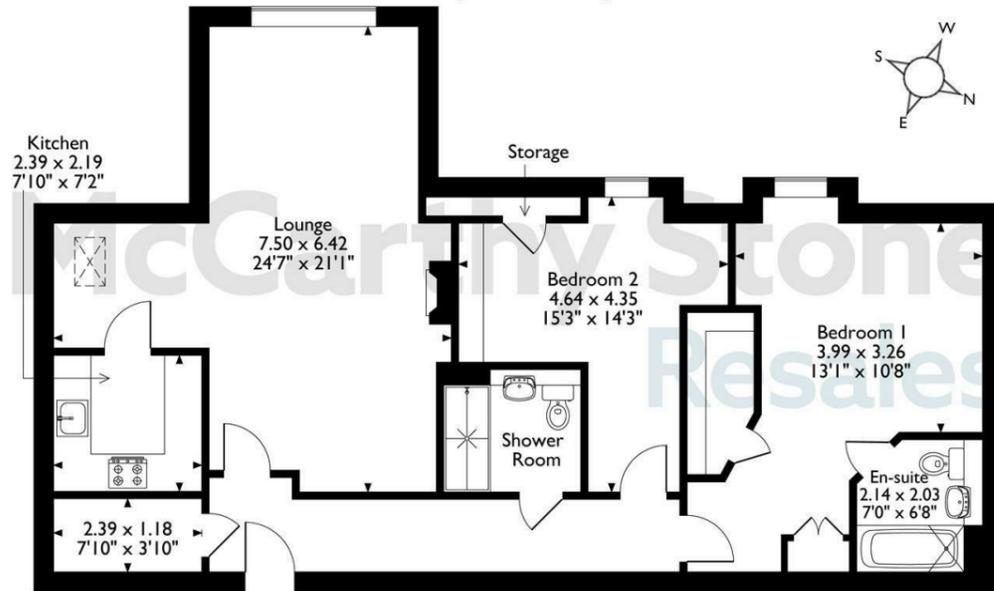


McKinlay Court, Flat 47, Tresham Close, Kettering  
Approximate Gross Internal Area  
97 Sq M/1044 Sq Ft



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**47 McKinlay Court**

Tresham Close, Kettering, NN15 7BX



**Council Tax Band: C**



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



**Asking price £265,000 Leasehold**

This well presented TWO BEDROOM second floor apartment with sunny SOUTH WEST facing aspect and outlook towards the rear. McKinlay Court is a desirable RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S - less than a mile to Kettering town centre.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# McKinlay Court, Tresham Close, Kettering

2 bed | £265,000

## 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 larger than average entrance hall. The 24-hour emergency response system, smoke detector and security door entry system with intercom are situated in the hall. Door opening to a storage cupboard. Further doors lead to the lounge, bedrooms and shower room.

## Lounge

Generously sized lounge with two windows allowing lots of natural light come in through the south west facing aspect. The room provides ample space for dining as well as lounging and has a feature electric fire and surround which acts as an attractive focal point. TV and

telephone points, three ceiling lights and power points. Opening leading to the kitchen.

## Kitchen

Modern kitchen with a range of wall and base units and drawers with fitted work surfaces and tiling over. A stainless steel sink unit, with drainer and mixer tap. Waist height oven with space above for a microwave. Four ringed induction hob with chrome extractor hood over. Integrated fridge and separate freezer. Ceiling and unit lighting.

## Master Bedroom

Bright and airy south west facing double bedroom with the benefit of a walk-in wardrobe with hanging rails and shelving. TV point, ceiling light and power points. A further door leads to the ensuite bathroom.

## Ensuite bathroom

Fully tiled suite fitted with a bath with shower over, WC, vanity unit wash hand basin and fitted mirror above. Wall mounted heated towel rail.

## Second Bedroom

A good sized second bedroom perfect for dining or a hobby / study room, with built in storage and additional shelving in place by sellers. Ceiling light and power points.

## Shower room

Fully tiled and fitted with a level access 'wet room' style shower with support rail and screen. WC, vanity unit 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, to find out more about the service charges please contact your Property Consultant or House Manager.

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

## Parking Permit Scheme (subject to availability)

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

## Lease Information

Lease: 125 years from 2014  
Ground rent: £495.00 - annual fee  
Ground rent viewed date: 1st January 2029.

## Moving Made Easy & Additional Information

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 speak with our Property Consultant today.

