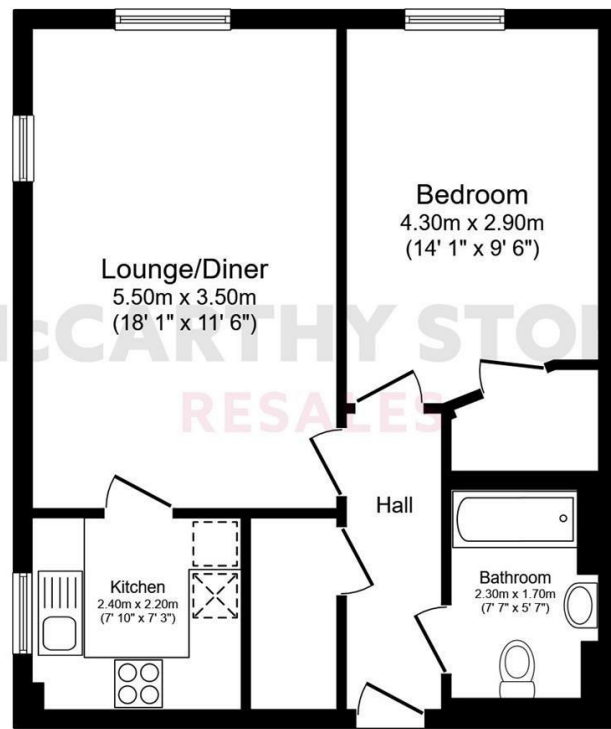


McCARTHY STONE RESALES

19 MCKINLAY COURT TRESHAM CLOSE, KETTERING, NN15 7BX



Total floor area 50.7 sq.m. (546 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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COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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One bedroom, first floor RETIREMENT apartment at the popular McKinlay Court Development. DUAL ASPECT living room, modern kitchen with BUILT IN APPLIANCES, double bedroom with WALK-IN WARDROBE and a bathroom complete this lovely apartment.

** PART EXCHNAGE AND ENTITLEMENTS ADVICE AVAILABLE - speak to your Property Consultant for more information.**

ASKING PRICE £180,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

TRESHAM CLOSE, ST. MARYS ROAD, KETTERING, NORTHAMPTONSHIRE, NN15

TDV

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. 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

Spacious, dual aspect living room Space for a dining table and chairs. TV and telephone points. Two ceiling lights, fitted carpets and curtains 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 has a double glazed window. Walk-in wardrobe with shelving and hanging rails provides plenty of storage space. Central ceiling light fitting. Wall mounted panel heater. Ceiling light, TV and telephone point

BATHROOM

Fully tiled and fitted suite comprising; Walk in bath with shower attachment over and support rail, 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

1 BED | £180,000

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 £2,561.45 for financial year ending 30/9/2024

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.

LEASE INFORMATION

Lease: 125 years from January 2014

Ground Rent: £425 per annum

Ground Rent Review date: 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

ADDITIONAL INFORMATION & SERVICES

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

Part Exchange and Entitlements Advice available - speak to your Property Consultant for more information.

