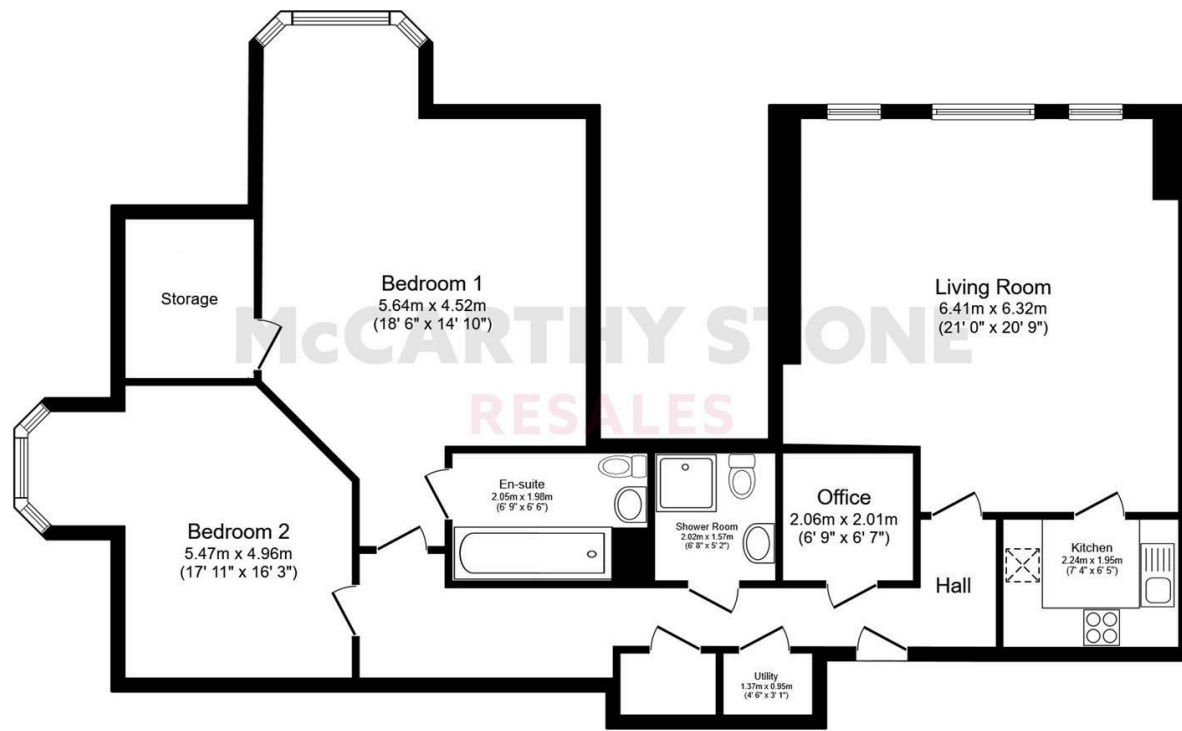


McCARTHY STONE RESALES

48 MCKINLAY COURT TRESHAM CLOSE, KETTERING, NN15 7BX



Total floor area 123.7 m² (1,331 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: C



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



This well presented TWO BEDROOM SECOND FLOOR APARTMENT in a desirable RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S - less than a mile to Kettering town centre.

ASKING PRICE £299,995 LEASEHOLD

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

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

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MCKINLAY COURT, TRESHAM CLOSE, KETTERING

2 BED | £299,995

APARTMENT OVERVIEW

We are delighted to offer to the market this larger than average, second floor apartment, situated at the end of the building. The spacious entrance hall leads to two store cupboards and a study area. The delightful living room boasts three windows and has ample room for dining. Two double bedrooms both with large bay windows, the master has a walk-in wardrobe and leads on an ensuite bathroom. The modern kitchen has built in appliances and there's a separate shower room. Viewing is essential to fully appreciate the space this lovely apartment has to offer. The apartment has recently been fitted with a new heating system.

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. Doors leading to two storage cupboards and a study room. Further doors lead to the living room, bedrooms and shower room.

LIVING ROOM

A unique and spacious living room benefiting from three double glazed windows. Electric fire with surround provides a great focal point. Ample room for dining. TV and telephone points. Two ceiling lights. Fitted carpets and curtains. Part glazed door leads into a separate kitchen.

KITCHEN

A range of base and eye level units with a work top over Stainless steel sink with mixer tap. Built-in electric oven; four ringed ceramic hob fitted extractor hood above. Integrated fridge and freezer. Tiled floor and splash back.

MASTER BEDROOM

Bright and airy double bedroom with a large bay window. TV and telephone connectivity and a range of raised height sockets. Two decorative light fittings, fitted carpets and curtains. Door leading to a spacious walk-in wardrobe with hanging rails and shelving. 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 with a large double glazed, bay window which would also be perfect for use as a hobby room. Two ceiling lights, fitted carpets and curtains.

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

Annual service charge £3,842.28 for financial year ending 30th September 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.

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, reviewed 1st January 2029.

LEASE INFO.

125 years from 2014

ADDITIONAL SERVICES & INFORMATION

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

MOVING MADE EASY

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 that can assist with service charges or living costs.
- 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.

