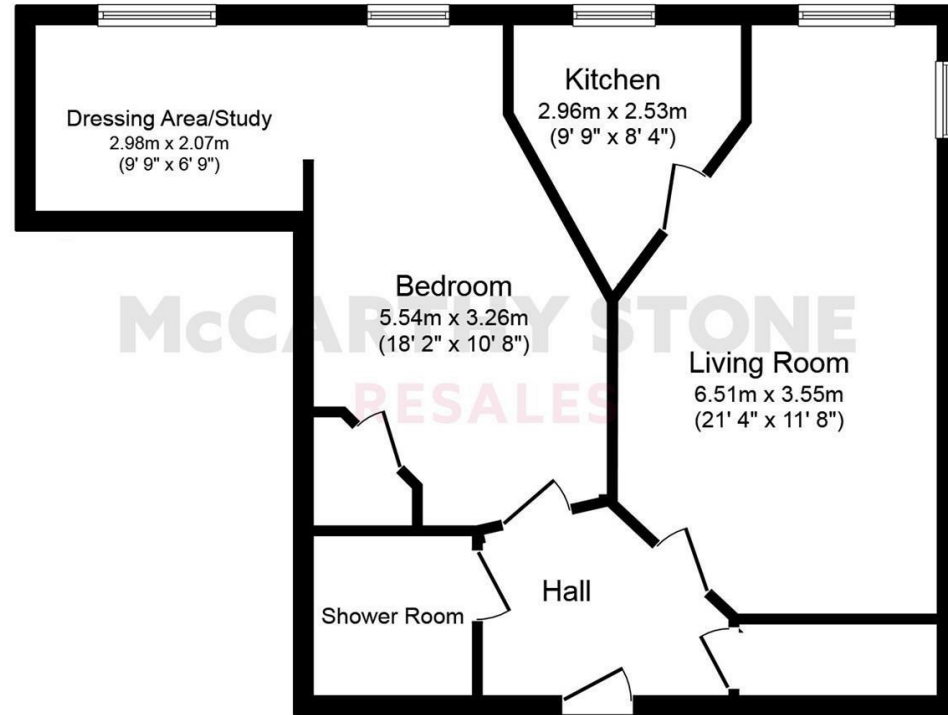


33 McKinlay Court

Tresham Close, Kettering, NN15 7BX



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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		85	85
(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	

Asking price £199,995 Leasehold

A particularly BRIGHT & SPACIOUS first floor retirement apartment, boasting DUAL ASPECT living room and UNIQUE DOUBLE BEDROOM with walk-in wardrobe & SEPARATE DRESSING AREA/study.

The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

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Tresham Close, St. Marys Road, Kettering, NN15 7BX

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 where the 24-hour emergency response system is situated. Door to a large, walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system. All other doors lead to the shower room, living room and bedroom.

Living Room

A bright and spacious living room boasting dual aspect double glazed windows and ample space for a dining table and chairs. Electric fire with feature surround providing a great focal point. TV and telephone points. Two ceiling lights. 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.

L-Shaped Bedroom (with dressing area)

Unique, bright and airy L-shaped bedroom with opening leading to a separate dressing area/ study/ hobby room. Boasts dual aspect double glazed windows. Walk-in wardrobe with shelving and hanging rails provides plenty of storage space. Central ceiling light fitting. Ceiling light, TV and telephone point.

Shower Room

Tiled and fitted with a modern walk-in shower cubicle, WC, wash hand basin and fitted mirror

1 bed | £199,995

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 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 £,2,626.92 for financial year ending 30/9/2025. 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.

Lease Information

Lease: 125 years from 1st Jan 2014

Ground rent: £425 per annum

Ground rent review: 1st Jan 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 Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

