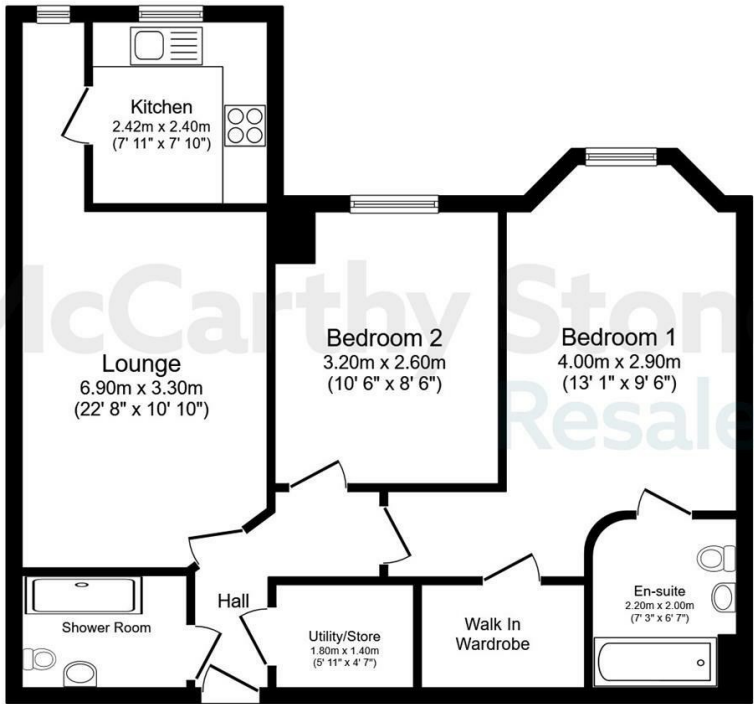


27 McKinlay Court

Tresham Close, Kettering, NN15 7BX



Asking price £265,000 Leasehold

A beautiful two bedroom retirement apartment with a dual aspect living room. Principle bedroom with walk-in wardrobe and ensuite bathroom. Modern kitchen with built in appliances. Guest shower room.

The development offers excellent communal facilities including a communal lounge, landscaped gardens and reading room.

Call us on 0345 556 4104 to find out more.

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

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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

## 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 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. Feature fire place. Part glazed door leads into a separate kitchen.



## Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mixer tap. Built-in oven. Four ringed ceramic hob and fitted extractor hood above. Integrated fridge and freezer.

## Master Bedroom

The master bedroom has a double glazed bay window. Central ceiling light fitting. Wall mounted panel heater. Ceiling light, TV and telephone point. Door leading to en-suite shower room.

## En-Suite

En-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 wet room style shower. 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



# 2 bed | £265,000

- Buildings insurance

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

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  
Review January 2029

## Lease Information

125 years from 2014

## Additional Services & Information

- \*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living costs.
- \*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

- Broadband speed unavailable at time of listing
- Mains water and electricity
- Electric room heating
- Mains drainage

