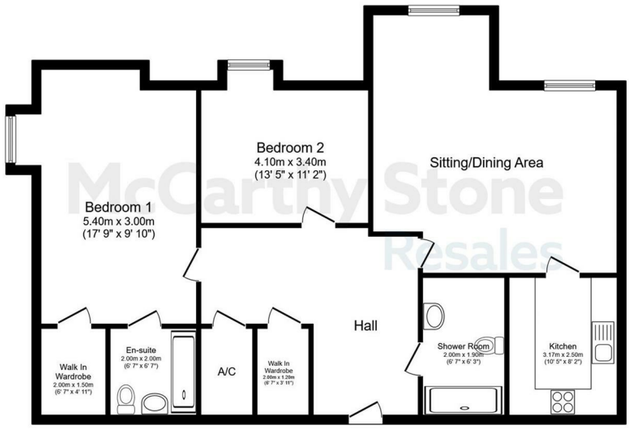
Excellent

Trustpilot

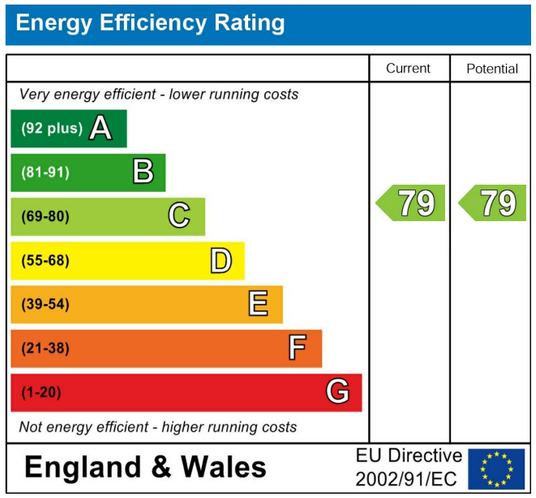
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Total floor area 107.0 sq.m. (1,152 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



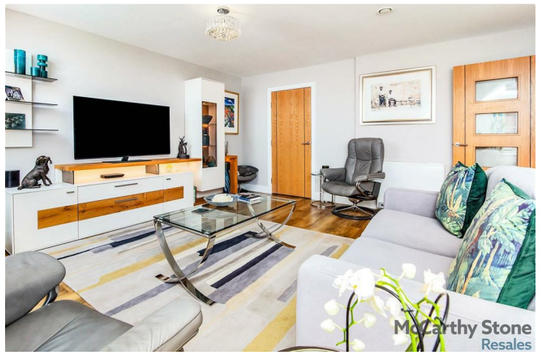


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Registered in England and Wales No. 10716544

The Property Ombudsman







45 McKinlay Court

Tresham Close, Kettering, NN15 7BX

2 2 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 45 McKinlay Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £285,000 Leasehold

0345 556 4104
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mccarthyandstoneresales.co.uk

Why you'll love living here:

- Superbly presented apartment having been recently refurbished throughout
- Modern kitchen with built in appliances
- Spacious lounge with ample room for dining
- Two double bedrooms and two shower rooms.
- Dedicated House Manager, energy efficient, pet friendly
- Homeowners' lounge with audio-visual equipment and Wi-Fi
- Landscaped gardens
- Laundry Room
- Guest Suite
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

45 McKinlay Court, Kettering

2 | 2 | Offers in the region of £285,000

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.

Apartment Overview
Step inside this fabulous two bedroom apartment presented in a 'turn key' condition, having been recently refurbished throughout. Fitted throughout with wood effect 'Karndean' flooring throughout (except bedrooms). Modern lounge with ample room for dining. The kitchen has seen many upgrades, including a recently fitted electric oven, fridge and freezer and integral dishwasher, Induction hob,, LED under unit lighting. New electric storage and panel heaters fitted throughout. Principal bedroom with a walk-in wardrobe and ensuite shower room. A further double bedroom and guest shower room. Ample storage located from the hall. Viewing is essential to truly appreciate this amazing apartment.

Entrance Hall
Front door with spy hole leads to the entrance hall. The 24-hour emergency response system is situated in the hall. Door leading to a walk in storage cupboard with built in cupboards and wine rack, space for a fridge or freezer. storage cupboard/airing cupboard. A further store cupboard is accessed from the hall. Wood effect 'Karndean' flooring, LED downlights. Smoke detector. Security door entry system with intercom. Electric storage heater. Further doors lead to the shower room, living room and both bedrooms.

Living Room
A beautifully presented, spacious lounge benefiting from a double glazed window and additional Velux window with fitted automated blind provides plenty of natural light. This beautifully presented lounge has ample room for a dining table and chairs. Wood effect 'Karndean' flooring, two ceiling lights. Two electric storage radiators. Telephone and Sky TV connectivity, range of electrical points.

Kitchen
A range of base and wall units with a granite overlay work surface over. Over counter LED lighting. Composite sink with mixer tap over. Recently replaced electric oven and Induction hob. Integral fridge/freezer, dishwasher. Ceramic floor tiling, round LED ceiling light.

Master Bedroom
Spacious bedroom with a double glazed window. Door leading to a walk-in wardrobe providing ample hanging rails and shelving. Central ceiling light fitting, Electric panel heater. Ceiling light, TV and telephone point. Fitted carpets. Door leading to the ensuite shower room.

Ensuite Shower Room
Recently fitted shower suite with fixed screen. Full height tiling. Vanity unit with inset wash basin and mirror fronted cabinet over, WC. Heated towel rail, LED lighting, floor tiling. Circular roof light.

Second Bedroom
A good sized second double bedroom which would also be perfect for use as a dining room, study or hobby room. Fitted carpets. Central ceiling light. Wall mounted panel heater. TV and telephone point.

Guest Shower Room
Fully tiled and fitted with a level entry shower cubicle with screen. Wash basin with mirror over, WC. Wall mounted heated towel rail, bathroom cabinet. LED spotlights, heated towel rail, floor tiling.

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 £4,168.98 for financial year ending 30/9/2027.

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 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.

Lease Information
125 years from 1st Jan 2014
Annual ground rent £495.00,
Ground rent review: 1st Jan 2029.

Additional Services & Information
** Entitlements Service** Check out benefits you may be entitled to.
** 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 WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

Additional Information & Services
• Broadband speed unavailable at time of listing
• Mains water and electricity
• Electric room heating
• Mains drainage













