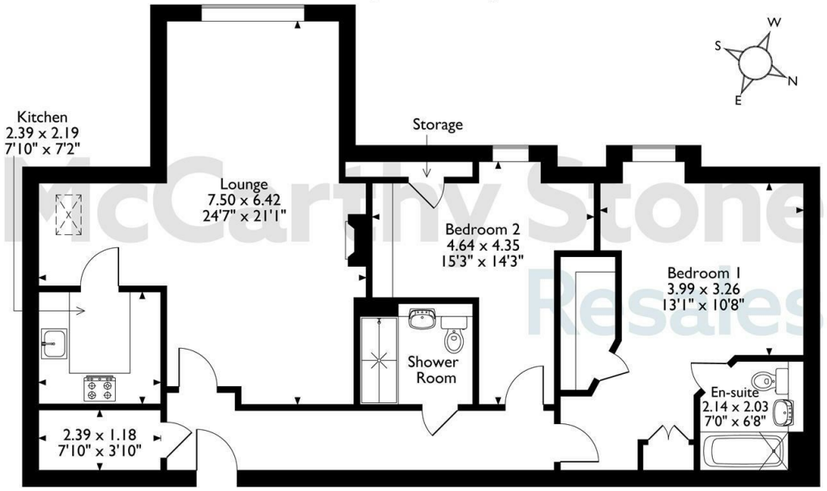
McCarthy Stone
Resales

McKinlay Court, Flat 47, Tresham Close, Kettering
Approximate Gross Internal Area
97 Sq M/1044 Sq Ft

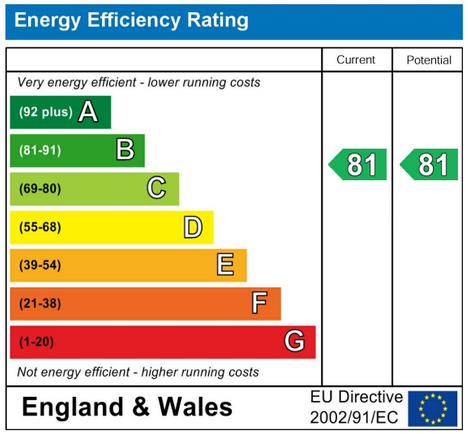


Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

47 McKinlay Court

Tresham Close, Kettering, NN15 7BX







PRICE REDUCTION

Asking price £250,000 Leasehold

This well presented TWO BEDROOM second floor apartment with sunny SOUTH WEST facing aspect and outlook towards the rear. McKinlay Court is a desirable RETIREMENT LIVING DEVELOPMENT FOR THE OVER 60'S - less than a mile to Kettering town centre.

Call us on 0345 556 4104 to find out more.

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McKinlay Court, Tresham Close, Kettering

2 Bed | £250,000

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.

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. Door opening to a storage cupboard. Further doors lead to the lounge, bedrooms and shower room.

Lounge
Generously sized lounge with two windows allowing lots of natural light come in through the south west facing aspect. The room provides ample space for dining as well as lounging and has a feature electric fire and surround which acts as an attractive focal point. TV and telephone points, three ceiling lights and power points. Opening leading to the kitchen.

Kitchen
Modern kitchen with a range of wall and base units and drawers with fitted work surfaces and tiling over. A stainless steel sink unit, with drainer and mixer tap. Waist height oven with space above for a microwave. Four ringed induction hob with chrome extractor hood over. Integrated fridge and separate freezer. Ceiling and unit unit lighting.

Master Bedroom
Bright and airy south west facing double bedroom with the benefit of a walk-in wardrobe with hanging rails and shelving. TV point, ceiling light and power points. 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 perfect for dining or a hobby / study room, with built in storage and additional shelving in place by sellers. Ceiling light and power points.

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

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 please contact your Property Consultant or House Manager.

Annual Service Charge is £4,168.98 for the financial year ending 30/9/2027.

Parking Permit Scheme (subject to availability)
Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information
Lease: 125 years from 2014
Ground rent: £495.00 - annual fee
Ground rent viewed date: 1st January 2029.

Moving Made Easy & Additional Information
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.
- 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.











