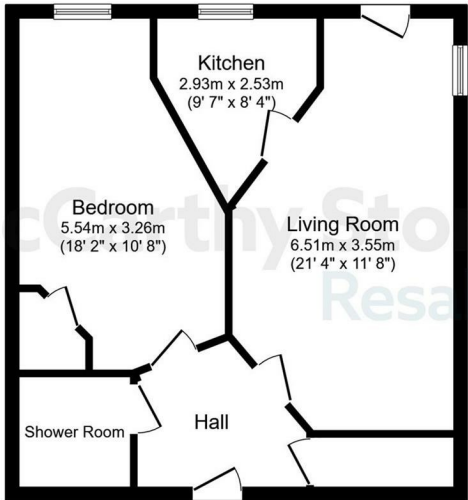
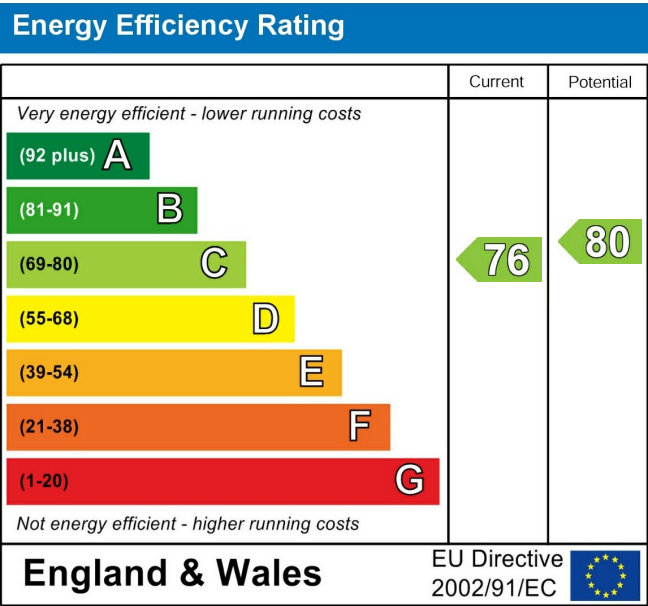




Total floor area 50.6 m² (545 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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 Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



20 McKinlay Court

Tresham Close, Kettering, NN15 7BX

1 1 Council Tax Band: B

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 20 McKinlay Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £189,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment
- Direct Access to Gardens via Patio Door
- Modern Kitchen with Built in Appliances
- Double Bedroom with Walk-in Wardrobe
- Contemporary Shower Room
- Communal Lounge
- Landscaped Gardens
- Dedicated House Manager
- Guest Suite
- 24-hour Emergency Response System

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

20 McKinlay Court, Kettering

 1 |  1 | Offers over £189,950

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

This beautifully presented south facing ground floor retirement apartment offers comfortable and practical living in a convenient location within the development. The bright and spacious living room provides ample space for both relaxing and dining, with the added benefit of direct access to a small patio area, providing a pleasant outdoor space to enjoy. The bedroom benefits from a useful walk-in wardrobe, providing excellent storage while helping to keep the room feeling spacious and uncluttered. The apartment is also conveniently positioned close to the main entrance, communal lounge and the development's excellent range of facilities, making it particularly accessible and convenient for everyday living. Residents can enjoy the beautifully landscaped communal gardens, as well as the welcoming communal lounge where regular social events take place, providing opportunities to meet and socialise with fellow residents. Overall, this lovely retirement apartment combines generous living space, excellent storage and a desirable south facing aspect, together with convenient access to the communal facilities and an attractive outdoor patio area.

Social Lifestyle 4

At McKinlay Court you'll also find there's always a lot going on,

including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of your own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

Landscaped Gardens

One of the main social hubs of McKinlay Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

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

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

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24-hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration

of communal areas

- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £2,779.32 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

Lease length: 125 years from 2014

Ground rent: £425

Ground rent review: January 2029

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 .
 - 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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

