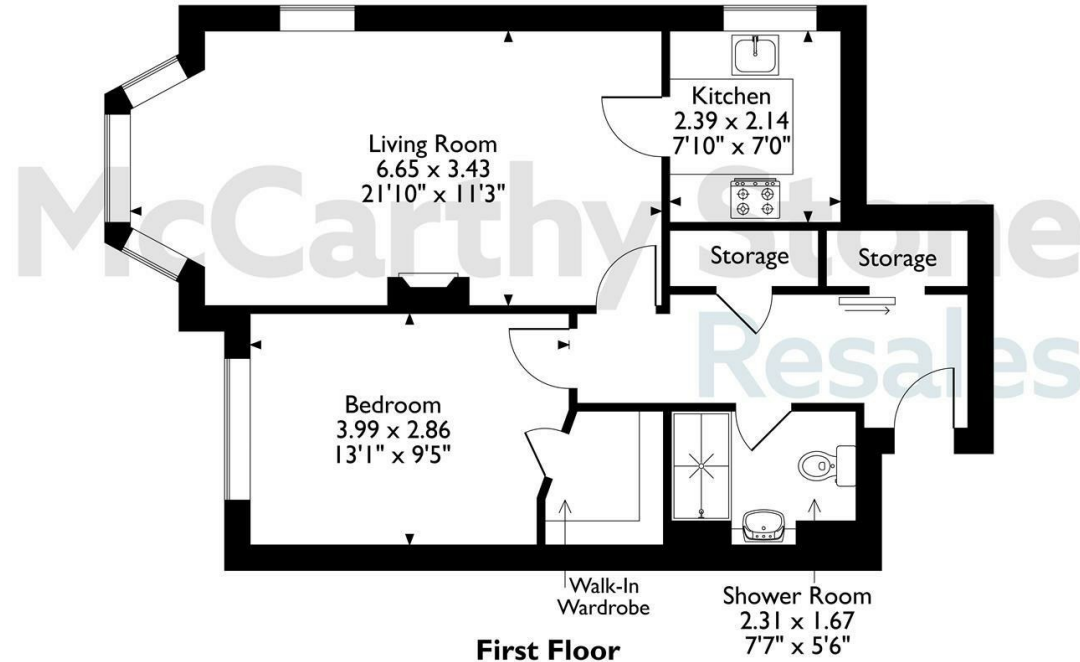


McKinlay Court, Flat 36, Tresham Close, Kettering  
Approximate Gross Internal Area  
55 Sq M/592 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 36 McKinlay Court

Tresham Close, Kettering, NN15 7BX



**Asking price £205,000 Leasehold**

SUPERBLY PRESENTED, first floor retirement apartment, situated on the corner of the building. DUAL ASPECT lounge featuring a BAY WINDOW. Modern refitted kitchen with BUILT IN APPLIANCES, double bedroom with a WALK-IN WARDROBE and contemporary shower room.

**Call us on 0345 556 4104 to find out more.**

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.



# Tresham Close, St. Marys Road, Kettering, Northamptonshire, 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. The 24-hour emergency response system is situated in the hall. Door to a large, walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system. Doors lead to the shower room, living room and bedroom.

## Living Room

Spacious, dual aspect living room. The large bay window and additional window to the side elevation provides plenty of natural light. Space for a dining table and chairs. Electric fire with feature surround with provisions for a TV above. TV and telephone points. Two ceiling

lights, fitted carpets and curtains Part glazed door leads into a separate kitchen..

## Kitchen

Fully fitted kitchen with a range of white gloss wall and base units. drawers with roll top work surface over and wall tiling. Ceramic sink with mixer tap sits below the double glazed window. Built-in oven. with space above for a microwave. Four ring induction hob, extractor hood above. Integrated fridge and freezer. Ceiling spotlights. Floor tiling.

## Bedroom

The bright and airy bedroom has a double glazed window. Walk-in wardrobe with shelving and hanging rails provides plenty of storage space. Central ceiling light fitting. Wall mounted panel heater. Ceiling light, TV and telephone point

## Shower Room

Fully tiled and fitted suite comprising; shower unit with glass screen and support rails and support rail, WC, wash hand basin and fitted mirror 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 £2,703.97 for financial year

# 1 bed | £205,000

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.

## Lease Information

Lease: 125 years from 1st January 2014  
Ground Rent: £425 per annum  
Ground Rent Review date: 1st January 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 Moving Made Easy & Services

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

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.

