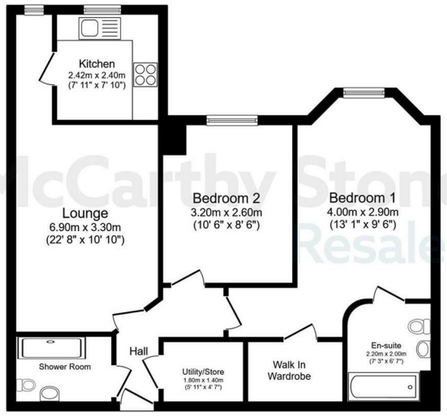
Excellent

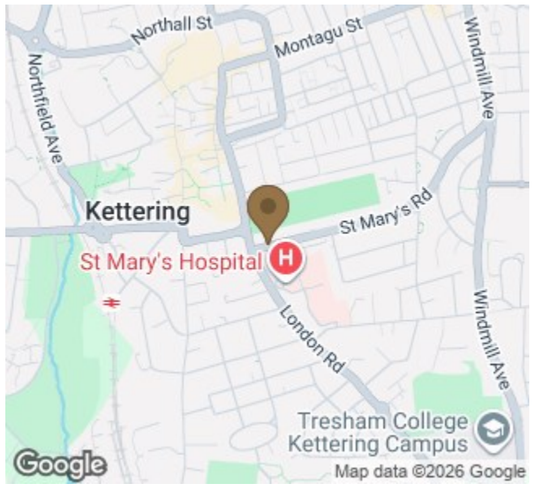
Trustpilot

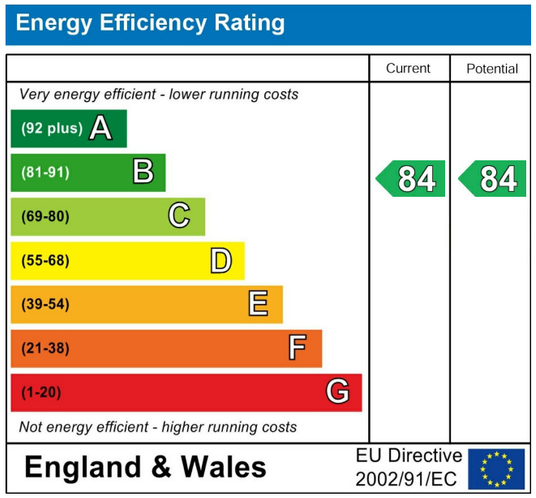
McCarthy & Stone
Resales.



Total floor area 71.0 sq.m. (764 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







27 McKinlay Court

Tresham Close, Kettering, NN15 7BX

2 | 1 | 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 27 McKinlay Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £247,500
Leasehold

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

Why you'll love living here:

- Well presented two bedroom apartment situated on the first floor
- Principle bedroom with walk in wardrobe and ensuite bathroom
- Modern kitchen with built in appliances
- Homeowners' lounge with audio-visual equipment and Wi-Fi
- House Manager
- Guest suite
- Reading room
- Laundry room
- Lift to all floors
- Landscaped gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

27 McKinlay Court, Kettering

2 | 1 | Asking price £247,500

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
- Buildings insurance

Annual Service Charge £4,168.98 for the 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 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 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 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













