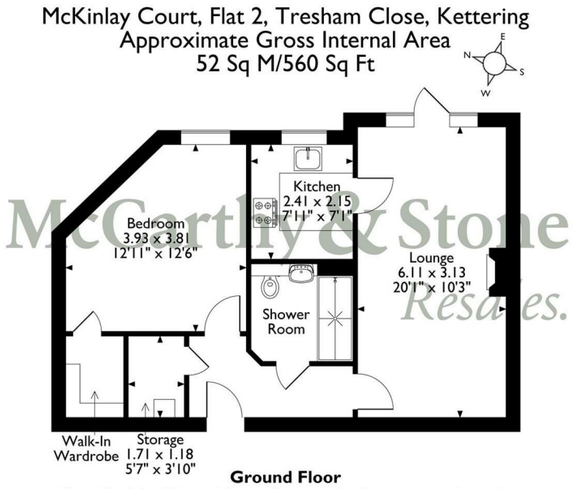
Excellent

Trustpilot

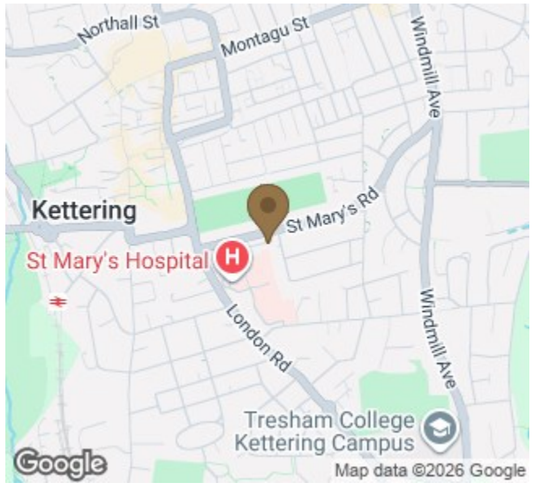
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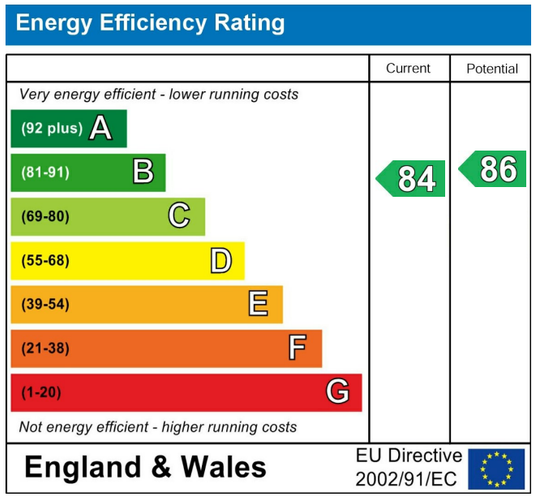
McKinlay Court, Flat 2, Tresham Close, Kettering
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







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

Asking price £199,995
Leasehold

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

Why you'll love living here:

- Ground Floor Apartment with a Patio
- Spacious Living Room
- 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

2 McKinlay Court, Kettering

1 | 1 | Asking price £199,995

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 stunning ground-floor apartment benefits from direct access to a private patio area through the spacious living room. The beautifully proportioned living space features an attractive central focal point fireplace, along with ample room for a dining area, making it perfect for both relaxing and entertaining. The well-appointed bedroom boasts a generous walk-in wardrobe, offering plenty of storage space while maintaining a sense of comfort and style.

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 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
This spacious and bright living room benefits from direct access to the patio area through double-glazed doors, creating a light and welcoming space. There is ample room for both dining and comfortable seating, making it ideal for relaxing and entertaining. The room also features TV and telephone points, along with two ceiling light fittings and a fireplace, adding to it's character and appeal. A part glazed door leads through to the separate, well appointed kitchen.

Kitchen
Fully fitted kitchen with a range of wall and base units, drawers with roll top work surface over and wall tiling. Stainless steel sink with mixer tap sits below the double glazed window. Built-in oven. with space above for a microwave. Four ringed ceramic hob and fitted 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 with a shower cubicle, 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

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.

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

Ground Rent
Ground rent: £425
Ground rent review: 1st January 2029

Lease Information
125 years from 1st January 2014

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













