CHRIS GEORGE
THE ESTATE AGENT

Mckinlay Court Tresham Close, Kettering, NN15 7BX
Guide price £165,000



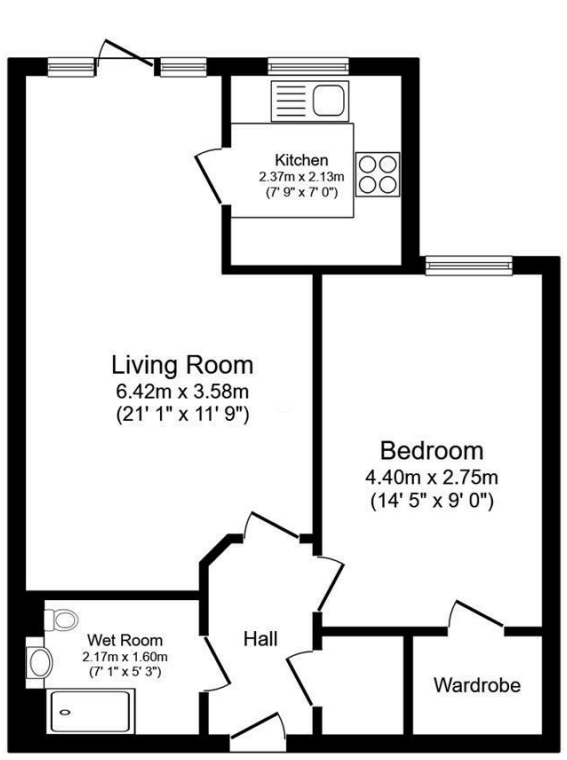
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KETTERING
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NN16 0DQ

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30 HIGH STREET
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Thrapston
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1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
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Floor Plan

Total floor area: 48.3 sq.m. (520 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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McKinlay Court is an exclusive retirement development for the over 55s, centrally located and offering a range of resident benefits including a communal lounge and reading room for socialising, secure key fob entry, a laundry room, 24-hour emergency pull cord system, gated parking, and beautifully landscaped rear gardens. Offered to the market with no onward chain is this rarely available one-bedroom ground floor apartment. The property comprises a spacious reception room, kitchen, double bedroom with adjoining walk-in wardrobe, and a three-piece shower room.

Upon entry, you are welcomed into the hallway, from which all accommodation is accessible. The reception room offers ample space for both living and dining furniture, with views and direct access to the rear gardens. The kitchen, accessed via the reception room, is fitted with eye- and base-level units, an integrated oven, hob, extractor, and fridge freezer. There is also space for a washing machine or dishwasher, if desired. The double bedroom includes a walk-in wardrobe, and the shower room is fitted with a wet-room style shower, low-level WC, and wash hand basin.

Kettering town centre is approximately a five-minute walk away, offering a wide range of amenities including shops, supermarkets, cafés, restaurants, and more. Kettering train station is also nearby, with frequent direct services to London—ideal for commuters.

Agents Note: This property is leasehold, with approximately 114 years remaining. The service charge is approx. £218.91 per calendar month and the ground rent is approx. £212.50 payable every six months.

Council Tax Band: B
EPC Rating: TBC

























Living Room
21'0" x 11'8" (6.42 x 3.58)

Kitchen
7'9" x 6'11" (2.37 x 2.13)

Bedroom
14'5" x 9'0" (4.40 x 2.75)

Wet Room
7'1" x 5'2" (2.17 x 1.60)