



ROMAN  
PARK



# Welcome to Roman Park

Roman Park is ideally located within Middlemore, a modern residential area positioned to the northern edge of Daventry adjacent to Drayton Reservoir. The area enjoys its own local store and the Middlemore Farm family pub & restaurant.

Daventry itself is an old market town and the old centre has been fortunate to retain many of its historic features and continues to hold markets on the High Street every Tuesday and Friday.

Alongside the history you will find retailers and facilities including Tesco and Waitrose supermarkets, the Daventry Leisure Centre and the Danetre Hospital. A new four screen cinema is currently under construction.

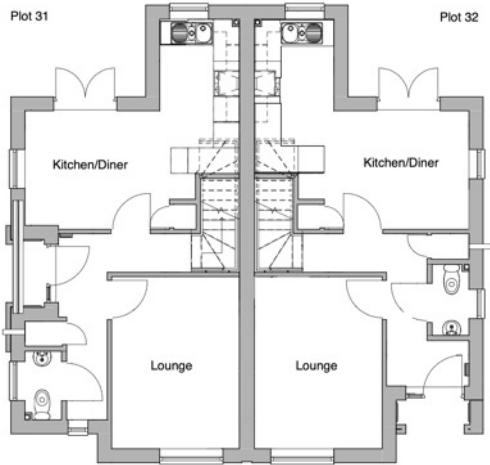
Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury Road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

All distances and travel times quoted are approximate.

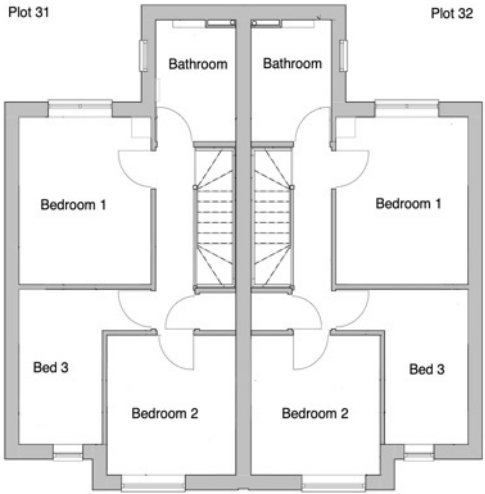


# The Colchester – Three-bedroom semi-detached house - Plots 31 and 32

# Plans



Ground Floor



First Floor

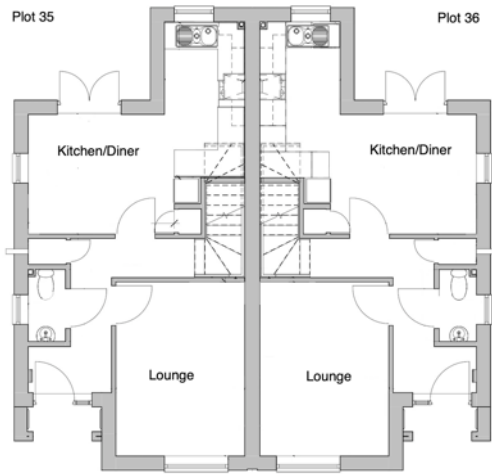
Room	Dimensions
Lounge	4.01m x 2.98m
Kitchen Area	3.60m x 1.85m
Dining Area	3.15m x 2.67m
Bedroom 1	3.69m x 3.05m
Bedroom 2	3.08m x 2.98m
Bedroom 3	3.42m x 1.92m



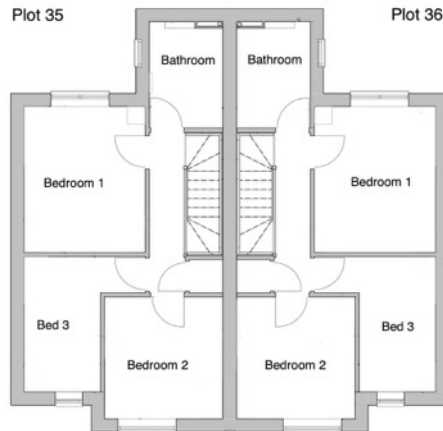
Images are for illustration purposes only. Specification may vary. Due to the nature of construction, room sizes may vary. These dimensions are not intended to be used for carpet sizes.

# The Colchester – Three-bedroom semi-detached house - Plots 35 and 36

## Plans



Ground Floor



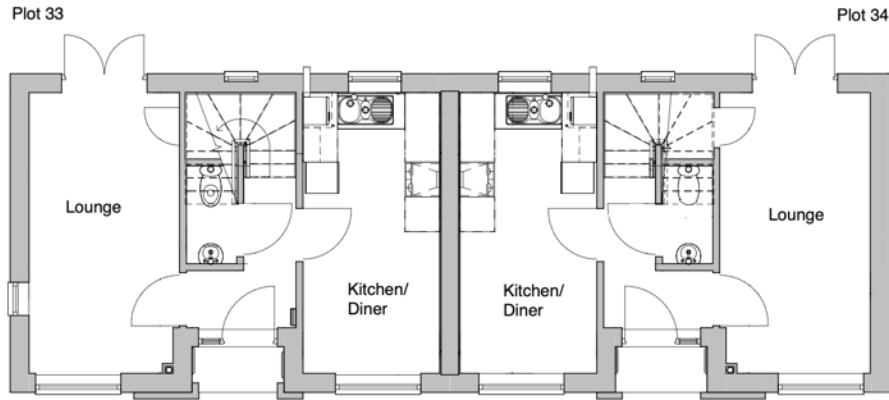
First Floor

Room	Dimensions
Lounge	4.01m x 2.98m
Kitchen Area	3.60m x 1.85m
Dining Area	3.15m x 2.67m
Bedroom 1	3.69m x 3.05m
Bedroom 2	3.08m x 2.98m
Bedroom 3	3.42m x 1.92m

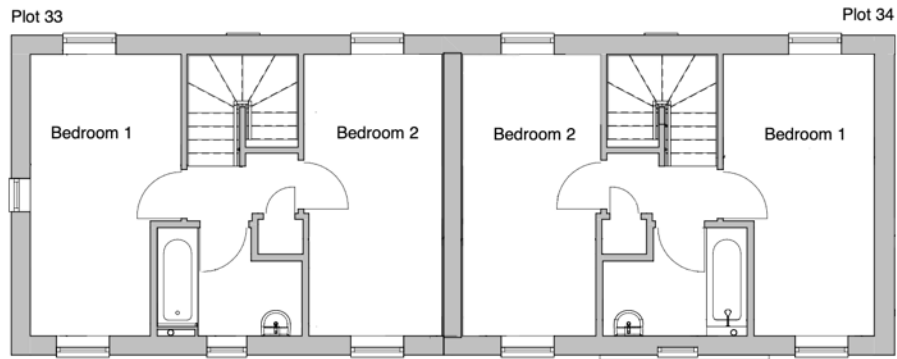


# The Exeter – Two-bedroom semi detached house - Plots 33 and 34

# Plans



Ground Floor



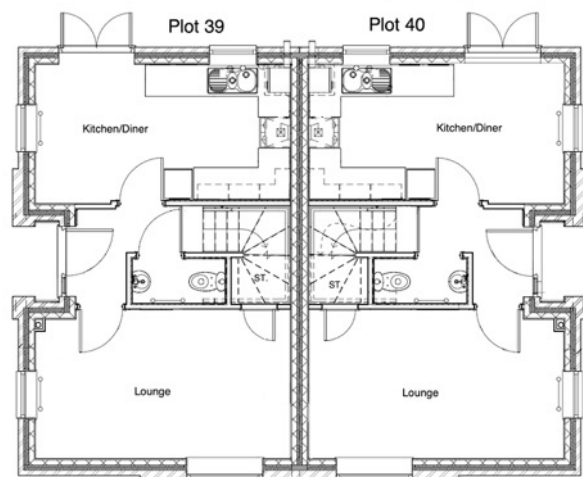
First Floor



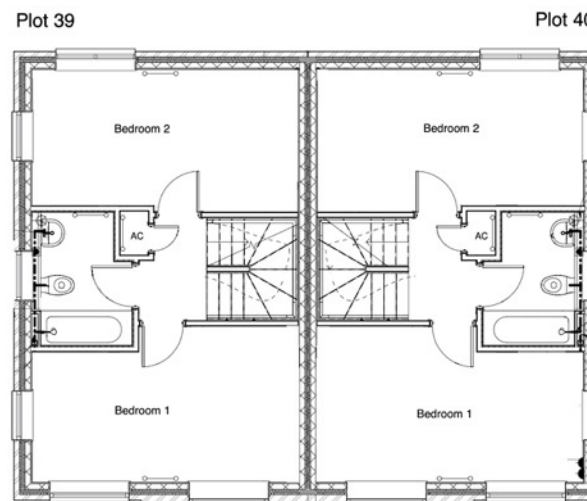
Room	Dimensions
Lounge	4.85m x 2.48m
Kitchen/Diner	4.85m x 2.36m
Bedroom 1	4.85m x 2.60m (max)
Bedroom 2	4.85m x 2.30m

# The Chichester – Three-bedroom semi detached house - Plots 39 and 40

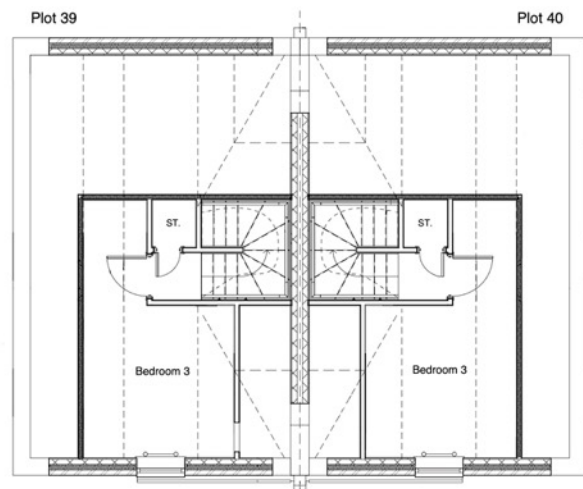
# Plans



Ground Floor



First Floor



Second Floor



Room	Dimensions
Lounge	5.00m x 3.00m
Kitchen/Diner	5.00m x 2.76m
Bedroom 1	5.00m x 3.00m (max)
Bedroom 2	5.00m x 2.76m (max)
Bedroom 3	5.00m (max) x 3.00m (max)

Images are for illustration purposes only. Specification may vary. Due to the nature of construction, room sizes may vary. These dimensions are not intended to be used for carpet sizes.



- Built in Oven, Hob and Extractor
  - Fitted carpets
- Flooring to Kitchen, Bathroom and Cloakroom
  - Gas Central Heating
  - Two parking spaces
  - Turfed Gardens



# Values, Rents & other costs



Plot No.	Postal Address	No of Beds	House Type	House Type Name	Full Market Value	Share Value* (50%)	Rent Per Month** (50%)	Service Charge Per Month ***
31	8 Baddesley Close, Middlemore, NN11 8DB	3	Semi-detached house	The Colchester	£245,000	£122,500	£280.73	£ 8.86
32	10 Baddesley Close, Middlemore, NN11 8DB	3	Semi-detached house	The Colchester	£245,000	£122,500	£280.73	£ 8.86
33	30 Kilworth Road, Middlemore, NN11 8BZ	2	Semi-detached house	The Exeter	£ 195,000	£ 97,500	£ 223.44	£ 8.86
34	28 Kilworth Road, Middlemore, NN11 8BZ	2	Semi-detached house	The Exeter	£ 195,000	£ 97,500	£ 223.44	£ 8.86
35	1 Blenheim Close, Middlemore, NN11 8DA	3	Semi-detached house	The Colchester	£ 245,000	£ 122,500	£ 280.73	£ 8.86
36	3 Blenheim Close, Middlemore, NN11 8DA	3	Semi-detached house	The Colchester	£ 245,000	£122,500	£280.73	£ 8.86
39	9 Blenheim Close, Middlemore, NN11 8DA	3	Semi-detached house	The Chichester	£ 265,000	£ 132,500	£ 303.65	£ 8.86
40	12 Baddesley Close, Middlemore, NN11 8DB	3	Semi-detached house	The Chichester	£ 265,000	£ 132,500	£ 303.65	£ 8.86

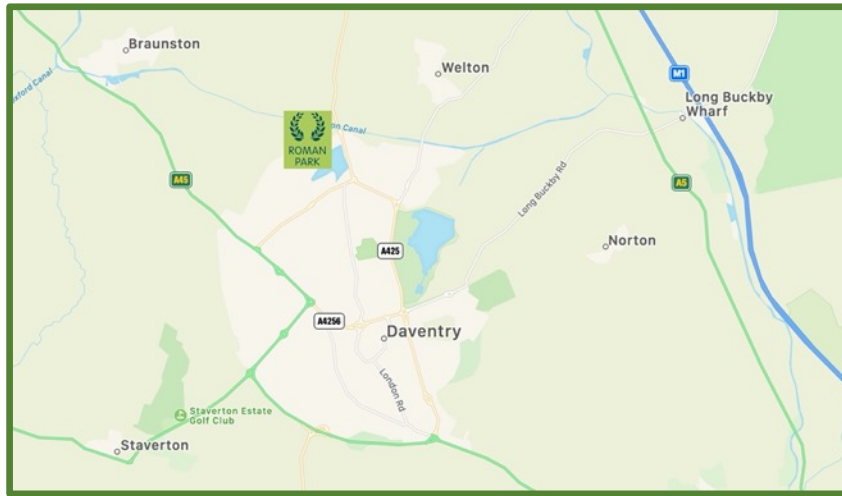
\* Higher share values are available up to 75%

\*\* Rent per month is based upon purchasing a 50% share and calculated initially at 2.75% (of the value of the remaining 50% share) per annum

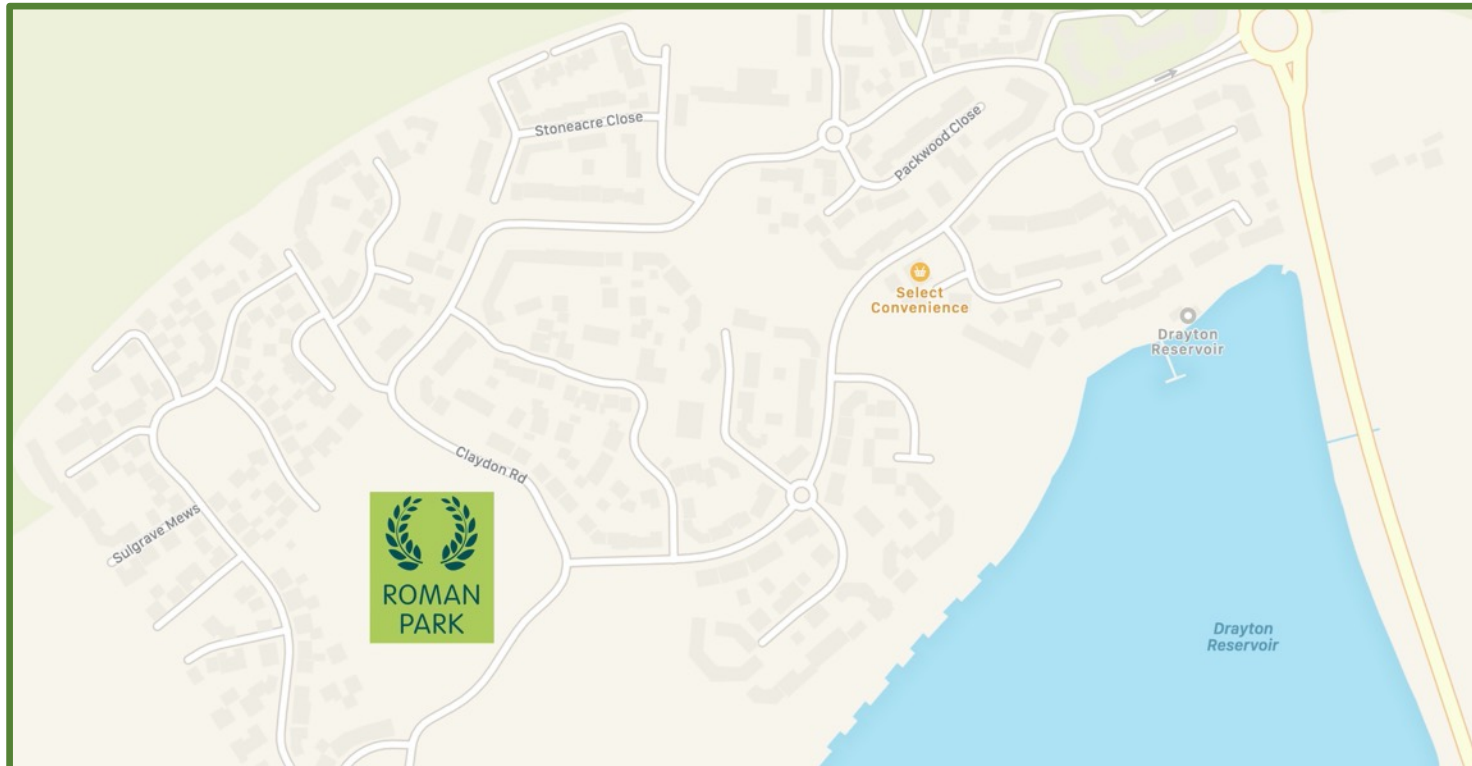
\*\*\* Estimated charge



# Location



You will find Roman Park off Claydon Road and Farnborough Drive, Middlemore, NN11 8BZ



# Site Plan



# What is Shared Ownership?

Shared ownership offers a fantastic opportunity for you if you're trying to get a foot on the property ladder but can't quite afford to buy a home on the open market.

Depending on what you can afford, you can buy a share of between 50% and 75% of the home, you then pay a subsidised rent on the remaining share. As and when you can afford to, it's possible to buy a larger share of the property at a later date – this is called staircasing. Buying a shared ownership home is very similar to buying a home on the open market.

You'll need a deposit of at least 5%, a mortgage to cover the purchase price of your share and you'll have to pay your legal fees. You will need to register with the Help to Buy agent for the area you're looking to buy in, and there are certain eligibility criteria you'll need to meet too.

You'll need to be earning no more than £80,000 (outside London), be over 18, live or work in the UK, not own any other property and be unable to afford to buy a home on the open market.

With shared ownership you benefit from lower monthly payments compared to buying a home outright, but you still get all the benefits of owning a new home.

If you think shared ownership could be the way to your new home, then contact the team at **The Shared Ownership Shop**. Our advisors will be happy to give you details of this home and any others we have that may suit your needs. Or if you would just like some advice on the Shared Ownership Scheme then we are here to help.



# Contact Us



Telephone: 0300 11 33 701

Email: [contactus@sharedownership-shop.co.uk](mailto:contactus@sharedownership-shop.co.uk)

Website: [sharedownership-shop.co.uk](http://sharedownership-shop.co.uk)



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