

# Stanton Heath



WELLINGBOROUGH

## MAKE THE PERFECT MOVE

Welcome to Stanton Heath, part of an exciting new flagship development in historic Wellborough. Set in a relaxing location surrounded by idyllic green spaces and with all the amenities you could wish for on your doorstep.



You'll find everything you need at Stanton Heath including shops, cafés, restaurants, leisure facilities and schools, all surrounded by beautiful parkland and ecology-rich green spaces.

Those who commute benefit from an improved Wellingborough railway

station (20 mins walk), with travel to London St. Pancras in under an hour. Birmingham and Luton airports can be reached in around an hour.

Perfect for growing families and first-time buyers alike, this stylish property has been finished to the highest quality throughout.

## STANTON HEATH – A WONDERFUL NEW COMMUNITY

## PLOT 36

### TWO BEDROOM HOUSE

TOTAL AREA: 80 m<sup>2</sup> / 861 ft<sup>2</sup>

KITCHEN: 3.3 x 2.8 m

LIVING/DINING: 5.3 x 4.0 m

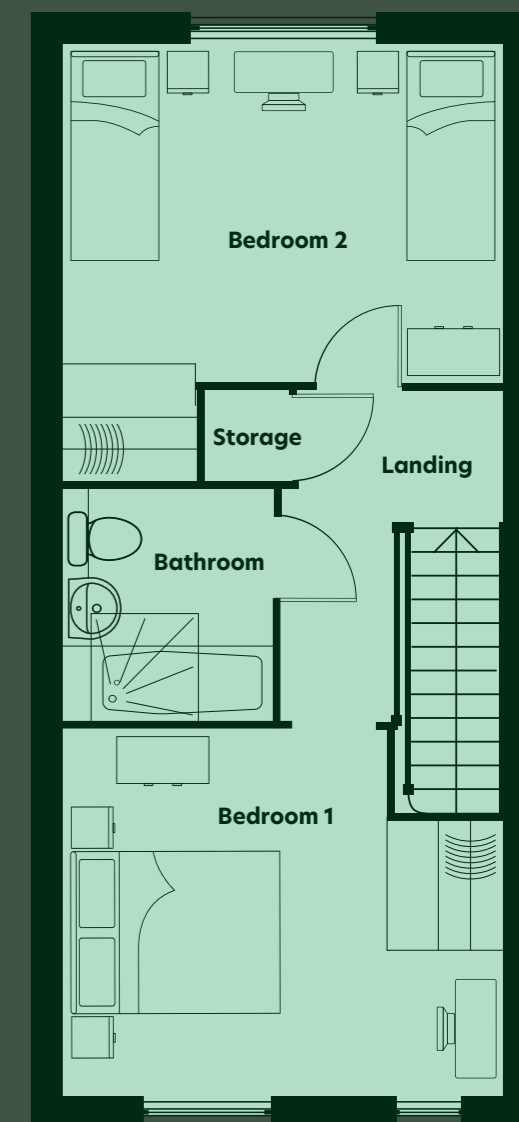
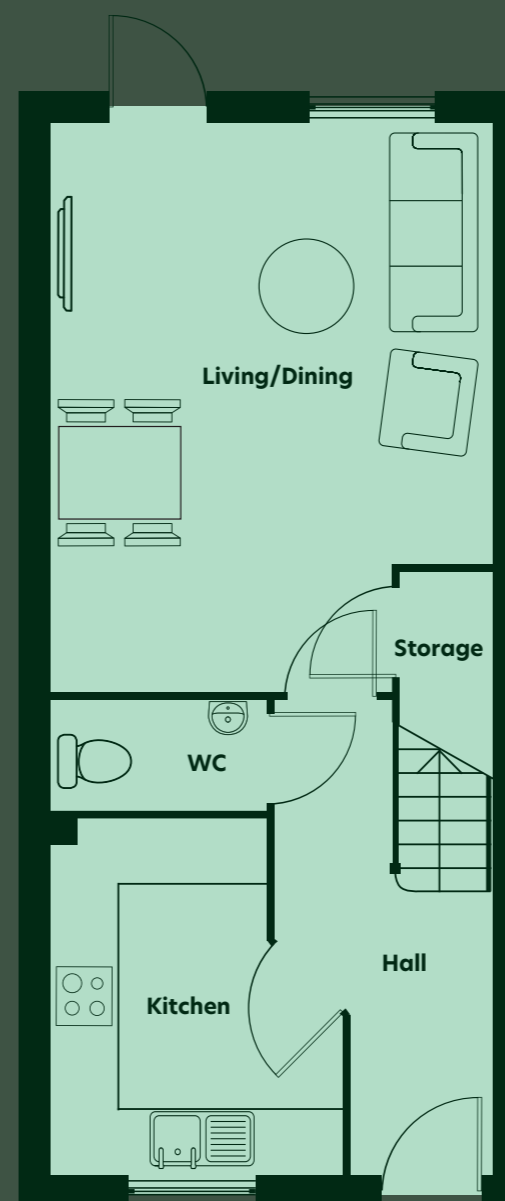
BEDROOM ONE: 4.0 x 3.3 m

BEDROOM TWO: 4.0 x 4.0 m

BATHROOM: 2.0 x 2.1 m



Shared ownership  
Affordable rent



Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Please check with the Sales & Marketing Team.



## DESIGN SPECIFICATION

### KITCHEN

- Fully fitted Manhattan kitchen – porcelain white doors with Bellato grey laminate worktops & up stands
- Built in electric oven, gas hob & extractor fan
- Stainless steel splashback to hob
- Stainless steel sink with mixer tap
- Integrated fridge freezer

### BATHROOM

- Fully fitted Roca sanitary ware
- Thermostatically controlled shower over bath
- Glass shower screen to bath
- Full height tiles around bath walls
- Heated towel rail
- Shaver sockets

### INTERNAL FEATURES

- Wood effect vinyl flooring to the ground floor
- Carpets in neutral colour to stairs, landing & bedrooms
- Gas fired combination boiler
- Radiators with thermostatic control
- CO<sup>2</sup>, smoke and heat detectors
- TV aerial point in living area & main bedroom,
- Telephone points to the living area & main bedroom, independent contract required per unit

### EXTERNAL FEATURES

- PVCu double glazed windows
- 2 allocated parking spaces
- Private garden with shed

### GENERAL

- 12 year NHBC warranty

## CONTACT US FOR MORE INFORMATION

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### ELIGIBILITY

Your annual household income can be no more than £80,000.

You should be unable to purchase a home suitable for your needs without assistance.

You cannot be a current home owner (or be named on the deeds of another property).

You must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments).

#### General disclaimer

The particulars within this document are for illustrative purposes and should be treated as guidance only. They cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it. Details are correct at time of going to print: date: August 2022.

