



Welcome to Welford Road

The Welford Road development is accessed from the Welford Road (A5199) near the Windhover public house and enjoys a picturesque location alongside the Brampton Valley Way.

It is perfectly situated close to Kingsthorpe with its excellent retail offering including a few supermarkets, restaurants and take-aways.

The beautiful Brixworth Country Park is close by giving you the chance to stretch your legs or jump on a bike and the golf course at Brampton Heath also adds to your sporting options.

Northampton Town Centre is just three miles away giving access to a wider range of retail options together with entertainment and leisure facilities.

The motorway network via the M1 and the M6 is within easy reach together with the A14 and A6 giving access to Cambridge and Leicester respectively. Train stations in Northampton, Market Harborough, Kettering and Wellingborough also provide excellent access to the rail network.



Specification

- Fitted carpets
- Vinyl flooring to kitchen, cloakroom and bathroom
- Fitted oven, hob and extractor hood
- Turfed and fenced rear gardens
- Oak style doors
- Two parking spaces
- Thermo-bar shower



External Photos

These images are provided to give an indication of the different external finishes on the development



Internal Photos

These images show a three-bedroom house type and are provided to give an example of the internal finishes.



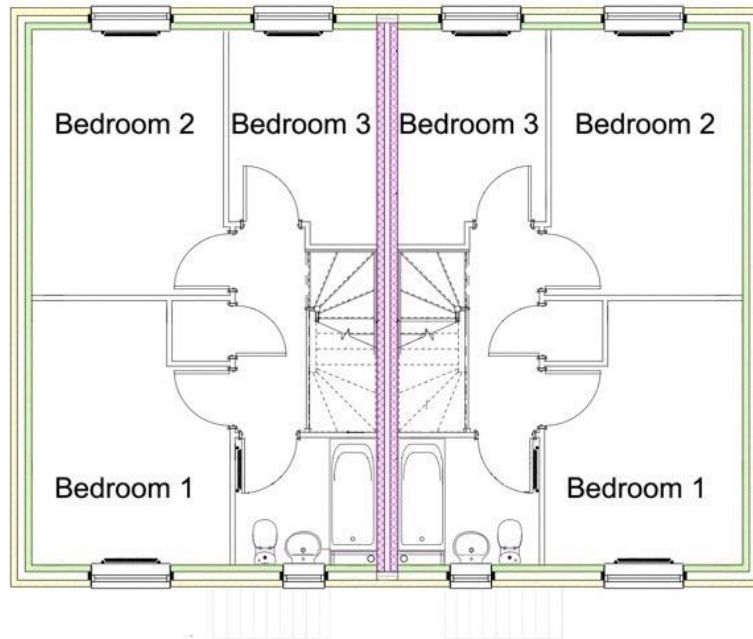
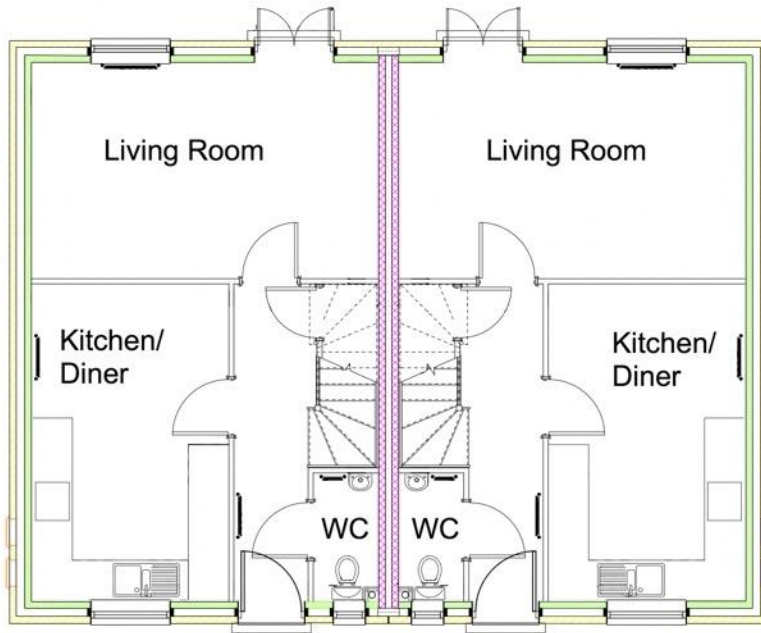
The Bowen – 2 bed semi-detached – Plot 18



Room	Dimensions
Living Room	4.53m x 2.96m
Kitchen/Diner	4.72m x 2.42m
Bedroom 1	4.53m (max) x 2.96m (max)
Bedroom 2	3.48m x 2.92m

Door, window and radiator locations are indicative only. Some plots maybe handed. Floorplans show approximate measurements only. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

The Sampson – 3 bed semi-detached – Plot 17








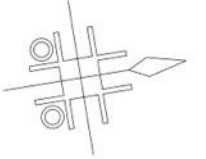
Room	Dimensions
Living Room	5.25m x 3.27m
Kitchen/Diner	4.80m x 2.99m
Bedroom 1	4.03m x 3.01m
Bedroom 2	4.05m x 2.91m
Bedroom 3	3.27m (max) x 2.26m (max)

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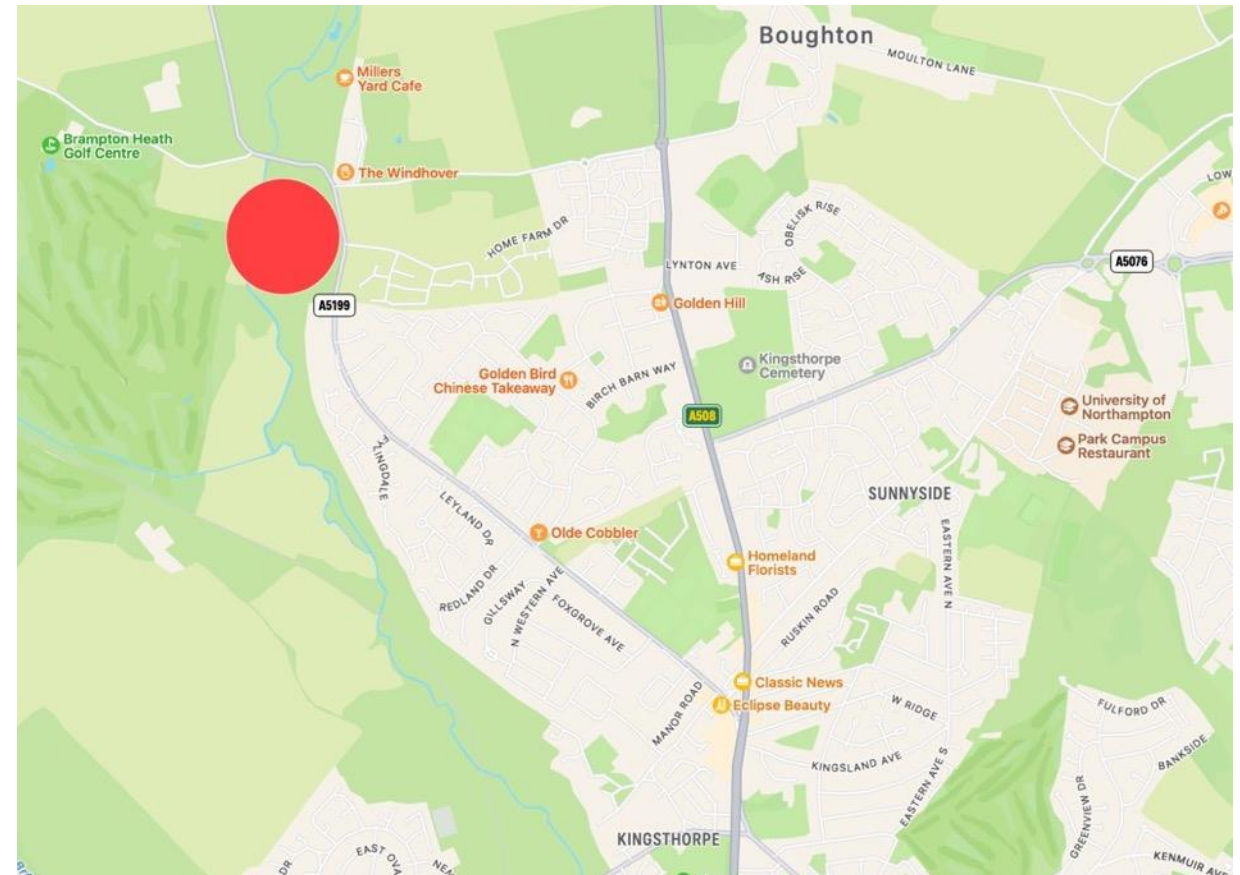
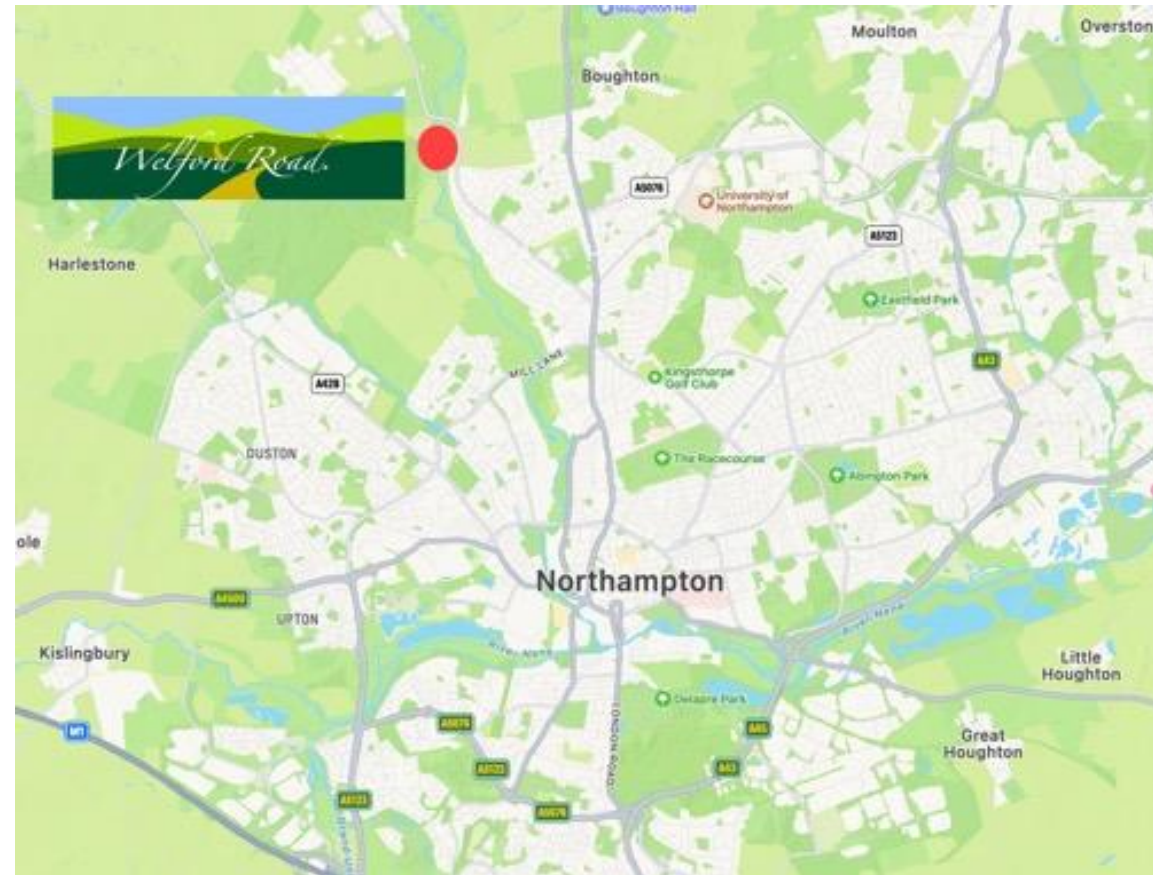
Site Plan

Plots 17 & 18 circled

- | | | | |
|--|-----------------------------|---|------------------------------|
|  | The Bowen, 2 bedroom house |  | The Morley, 3 bedroom house |
|  | The Holten, 2 bedroom house |  | The Sampson, 3 bedroom house |
| | |  | The Toll, 3 bedroom house |



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What is Rent to Buy?

- The tenancy is a 12 month Assured Shorthold Tenancy, but as the home is designated as 'Rent to Buy' you can continue to rent the home (provided you continue to follow the terms of the tenancy) for up to 5 years
- The property is let at 80% of market rent to allow you time to save towards a deposit.
- At any point from 1 year into the tenancy, and up to 5 years, you may purchase the property outright, or through the shared ownership product, at the market value at that time (determined by Royal Institute of Chartered Surveyors valuation. Futures Housing Group will cover the cost of the valuation
- Should you opt not to purchase by the end of year 5, then Futures Housing Group have the ability under the Rent to Buy scheme to serve notice and request you vacate, so the property can be sold on the open market.



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Maps are correct at time of going to print according to Google Maps. All travel times/distances are obtained from Google Maps and National Rail. These details may vary. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts/finishes, doors, windows and elevational treatments may vary. Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result, are not drawn to scale. The details in this brochure should not be relied upon and are for guidance purposes only and remain subject to change without prior notice. Consequently, these particulars 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 a 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 (i) repayments on a loan secured against it and/or (ii) rent payments. Details correct at time of going to print. April 2025.