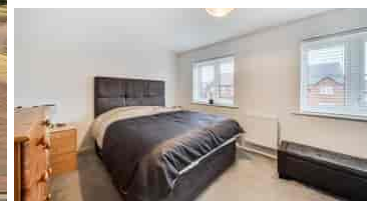


£128,000 Shared Ownership

Watermill Way, Collingtree, Northampton NN4 0BF



- Guideline Minimum Deposit £12,800
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- South Facing Rear Garden
- Guide Min Income Dual £38.1k | Single £44.4k
- Approx. 898 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Car Driveway (with EV charging point)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £320,000). A great chance to buy a three-bedroom, shared-ownership family home. This recently-constructed, semi-detached property has an attractive kitchen at the front, a central cloakroom/WC and a spacious reception/dining room with a door that leads out to the south-facing rear garden. On the first floor is a full-width main bedroom plus a second good-sized double bedroom, a smaller third bedroom and a simple yet stylish bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The house comes with parking for two cars and is around four miles south of Northampton city centre. The M1 is also just a short drive away if travelling further afield. Ofsted list several schools, rated either 'Good' or 'Outstanding' in the local area.

Housing Association: Clarion.

Tenure: Leasehold (990 years from 31/03/2023). Freehold transferred on 100% ownership.

Minimum Share: 40% (£128,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £489.00 per month (subject to annual review).

Service Charge: £38.10 per month (subject to annual review).

Guideline Minimum Income: Dual - £38,100 | Single - £44,400 (based on minimum share and 10% deposit).

Council Tax: Band C, West Northamptonshire Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

9' 6" x 8' 1" (2.90m x 2.47m)

W.C.

5' 9" x 4' 11" (1.75m x 1.51m)

Living / Dining Room

14' 10" x 14' 10" (4.53m x 4.51m)

FIRST FLOOR

Landing

Bedroom 1

14' 11" max. x 10' 1" max. (4.55m x 3.07m)

Bathroom

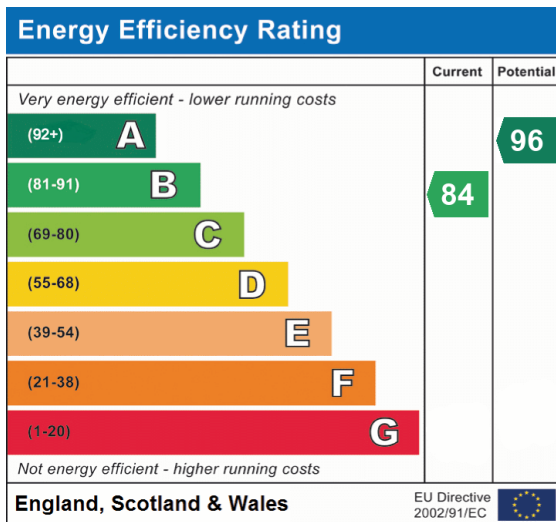
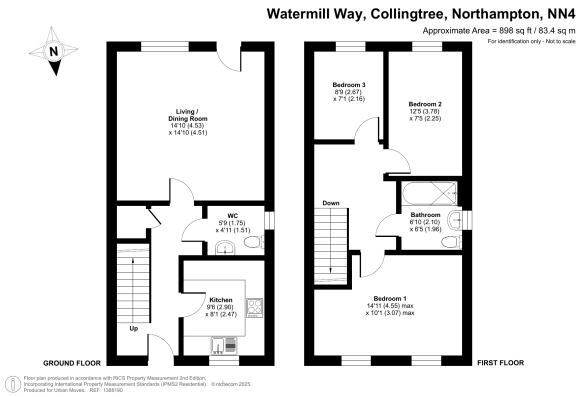
6' 10" x 6' 5" (2.09m x 1.96m)

Bedroom 2

12' 5" x 7' 5" (3.78m x 2.25m)

Bedroom 3

8' 9" x 7' 1" (2.67m x 2.16m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.