

£160,000 Shared Ownership

Watermill Way, Collingtree, Northampton NN4 0BF



- Guideline Minimum Deposit £16,000
- Two Storey, Semi Detached House
- Spacious Reception/Dining Room
- Very Good Energy Efficiency Rating
- Driveway (with EV Charging Point)
- Guide Min Income Dual £41.2k | Single £47.4k
- Approx. 896 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- Front Lawn
- South Facing Rear Garden

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% 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 a smart, modern kitchen at the front, a central cloakroom/WC and a spacious reception/dining room with attractive wood panelling. A door leads out to a south-facing rear garden with patio, lawn and timber shed. The garden can also be accessed via the side gate. On the first floor of the house is a full-width main bedroom, which also features wood panelling, 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. At the side of the house is a driveway, with electric vehicle charging point, and Watermill Way 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 30/03/2023). Freehold transferred on 100% ownership.

Minimum Share: 50% (£160,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £427.89 per month (subject to annual review).

Service Charge: £33.70 per month (subject to annual review).

Guideline Minimum Income: Dual - £41,200 | Single - £47,400 (based on minimum share and 10% deposit).

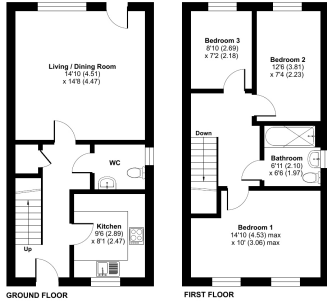
Council Tax: Band C, West Northamptonshire Council. Priority is given to applicants living and/or working in this local authority.

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.



Watermill Way, Collingtree, Northampton, NN4

Approximate Area = 896 sq ft / 83.2 sq m
For identification only - Not to scale



Plan plan produced in accordance with RICS Property Measurement 3rd Edition, incorporating International Property Measurement Standards (IPMS) Residential. ©urbanmovesltd. Produced for Urban Moves. REF: 1447370

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen

9' 6" x 8' 1" (2.89m x 2.47m)

W.C.

Living / Dining Room

14' 10" x 14' 8" (4.51m x 4.47m)

FIRST FLOOR

Landing

Bedroom 1

14' 10" max. x 10' 0" max. (4.53m x 3.06m)

Bathroom

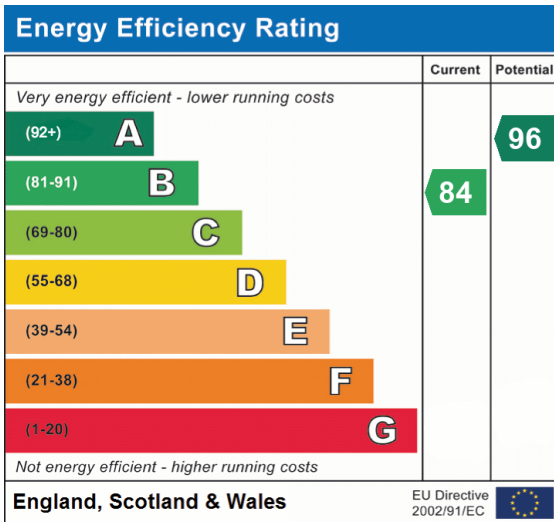
6' 11" max. x 6' 6" max. (2.10m x 1.97m)

Bedroom 2

12' 6" x 7' 4" (3.81m x 2.23m)

Bedroom 3

8' 10" x 7' 2" (2.69m x 2.18m)



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.