



Total area: approx. 99.2 sq. metres (1067.3 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Blackthorn Grove Wellingborough NN8 1GT Leasehold Price £122,500

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Located on the popular residential area of Stanton Cross and situated within walking distance to the railway station is this brand new four bedroom detached house which is offered on a 35% shared ownership basis. Higher shares can be purchased. The property benefits from uPVC double glazing, built in kitchen appliances, gas radiator central heating, newly laid flooring throughout and off road parking. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, kitchen, four bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via entrance door.

Entrance Hall

Stairs to first floor landing, laminate flooring, radiator, doors to.

Cloakroom

Comprising low flush W.C., wash hand basin, obscure glazed window to front aspect, towel rail, laminate flooring, extractor fan.

Kitchen

10' 6" x 8' 7" (3.2m x 2.62m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, integrated washer/dryer, fridge/freezer, dishwasher, window to front aspect, wall mounted gas fired boiler serving central heating and domestic hot water, laminate flooring.

Lounge/Dining Room

18' 7" max x 18' 2" max (5.66m x 5.54m)

Window and door to rear garden, two radiators, T.V. point, window to side aspect, understairs storage cupboard, laminate flooring.

First Floor Landing

Access to loft space, doors to.

Bedroom One

14' 1" x 10' 0" (4.3m x 3.05m)

Window to front aspect, radiator, T.V. point.

Bedroom Two

10' 10" x 7' 5" (3.3m x 2.26m)

Window to rear aspect, radiator.

Bedroom Three

10' 5" max x 8' 1" widening to 10' 11" (3.18m x 2.46m)

Window to rear aspect, radiator.

Bedroom Four

14' 1" max x 7' 11" max (4.29m x 2.41m)

Window to front aspect, radiator, built in cupboard.

Bathroom

Comprising panelled bath with shower over, low flush W.C., wash hand basin, obscure window to side aspect, towel rail, laminate flooring, extractor fan.

Outside

Front - Shrubs, off road parking.

Rear - Patio, laid to lawn, steps to further lawn, wooden shed, enclosed by panelled fencing, pedestrian gated access, water tap, power socket.

N.B

We understand the unexpired term of the lease is 990 years, the rent is £394.74 per month (35% share), the service charge £100.00 per month but no ground rent is payable (Peppercom). The will need to be confirmed by the purchasers legal representative prior to commitment to purchase.

Should an applicant wish to proceed, an expression of interest and a PA application form must be completed. Please email both forms to towncentre@richardjames.net.

Once the association are in receipt of all completed documents, they will be invited to complete a full sign off with the IFA. this can be done by contacting TMP Mortgages by visiting www.tmpmortgages.co.uk and registering your details. They will then call you within 24-48 hours.

Once in receipt of a full sign off, a formal letter will be sent together with a reservation form. A £500 reservation fee will then be required.

Please find below a list of % share and rents should you wish to purchase a higher share.

Share	Purchase Price	Monthly Rent
35%	£122,500	£394.74
40%	£140,000	£364.38
45%	£157,500	£327.94
50%	£175,000	£303.65
55%	£192,500	£273.28
60%	£210,000	£242.92
65%	£227,000	£212.55
70%	£245,000	£182.19
75%	£262,000	£151.82

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band TBC (£TBC per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

