

Two Bedroom
Semi-Detached
House

£159,250
(65% Share)



69 Hill Fort Close
Northampton
NN4 9RT

LIVING/DINER

- **Laminate Flooring**
- **French Doors to rear garden**
- **Slatted blinds to window**
- **Radiator**
- **Store cupboard**



Original light fittings will be re-instated

KITCHEN

- **Laminate Flooring**
- **Spotlight ceiling bar**
- **Slatted blinds to window**
- **Fan oven**
- **Gas Hob**
- **Extractor hood**
- **Radiator**



CLOAKROOM

- **White sanitaryware**
- **Radiator**
- **Laminate Flooring**



MASTER BEDROOM

- **Carpet**
- **Store cupboard**
- **Slatted blinds to window**
- **Radiator**



BEDROOM TWO

- Carpet
- Slatted blinds to window
- Radiator



BATHROOM

- **Ceramic tiles**
- **White sanitaryware**
- **Thermo-bar over bath shower**
- **Radiator**
- **Vinyl Flooring**



Garden

- **Patio area**
 - **Fencing with concrete posts**
 - **Shed**
 - **External light**
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Frontage

- **Driveway for two cars**
- **Gated access to rear garden**
- **External light**
- **Front garden laid to lawn and shrubs**



Room	Dimensions
Living/Dining Room	4.2m x 3.9m
Kitchen	2.9m x 2.3m
Master Bedroom	4.2m (max) x 3.1m (max)
Bedroom 2	4.2m x 2.8m

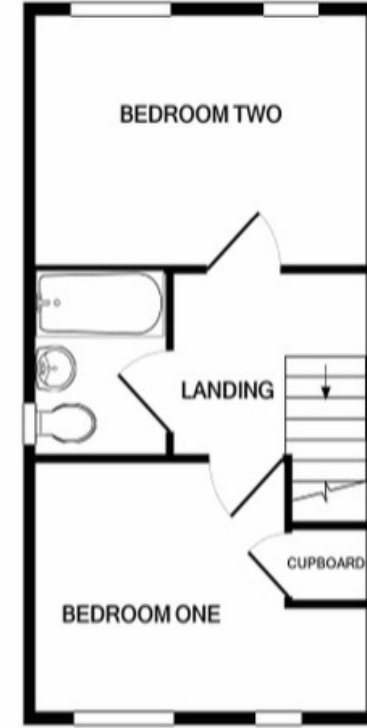
Energy rating



The graph shows this property's current and potential energy rating.



GROUND FLOOR



1ST FLOOR

Floor plans shown are not to scale and should be used for layout purposes only.



Lease Term	990 years from 29 April 2022
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Full Market Value £245,000	65%
Share Value	£ 159,250
Rent Per Month	£ 197.18
Service Charge Per Month	£ 43.54

The rent and service charge are from 1st April 2024

**The Landlord for this shared ownership home
is NCHA <https://www.ncha.org.uk>**

Original light fittings will be re-instated

What is Shared Ownership?

Shared ownership offers a fantastic opportunity for you if you're trying to get a foot on the property ladder but can't quite afford to buy a home on the open market.

Depending on what you can afford, you can buy a share and then pay a rent on the remaining share. As and when you can afford to, it's possible to buy a larger share of the property at a later date – this is called staircasing. Buying a shared ownership home is very similar to buying a home on the open market.

You'll need a deposit of at least 5%, a mortgage to cover the purchase price of your share and you'll have to pay your legal fees. You will need to register with the Help to Buy agent for the area you're looking to buy in, and there are certain eligibility criteria you'll need to meet too.

You'll need to be earning no more than £80,000 (outside London), be over 18, live or work in the UK, not own any other property and be unable to afford to buy a home on the open market.

With shared ownership you benefit from lower monthly payments compared to buying a home outright, but you still get all the benefits of owning a new home.

If you think shared ownership could be the way to your new home, then contact the team at **The Shared Ownership Shop**. Our advisors will be happy to give you details of this home and any others we have that may suit your needs. Or if you would just like some advice on the Shared Ownership Scheme then we are here to help.



Telephone: 0300 11 33 701

Email: contactus@sharedownership-shop.co.uk

Website: sharedownership-shop.co.uk

The particulars within this document are for illustrative purposes and should be treated as guidance only. Measurements are taken from plans and are not as built. 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 or the rent. Details are correct at time of going to print: July 2024.