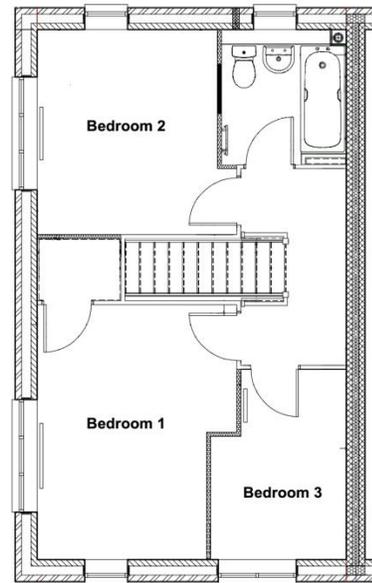
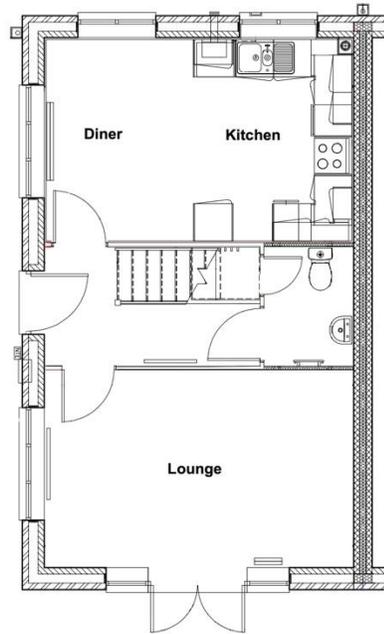




Futures
Housing Group

Energy Efficient Two and Three-bedroom houses @
Central Avenue. Available to buy through shared
ownership

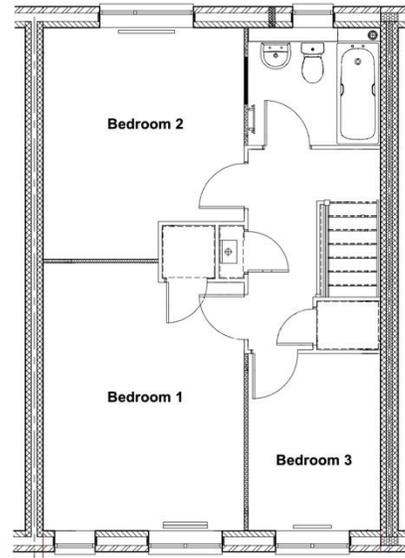
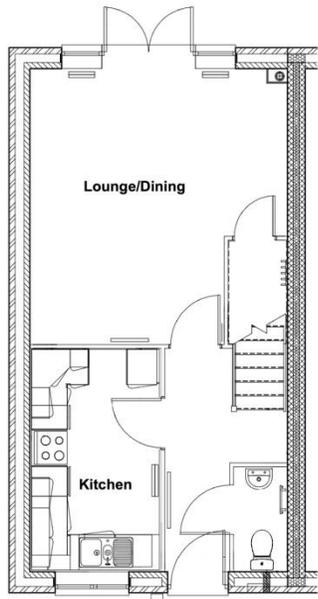
The Kelmarsh– Floor Plans



Lounge	4.95m x 3.2m
Kitchen/Dining	4.95m x 3.3m
Bedroom 1	4.1m x 3.2m (max)
Bedroom 2	3.3m x 3.2m (max)
Bedroom 3	3.0m (max) x 2.2m (max)

Plans are not to scale and should only be used to determine the room layout. Due to the nature of construction room sizes are approximate.

The Ashby– Floor Plans



Lounge/Dining	4.7m (max) x 4.3m (max)
---------------	-------------------------

Kitchen	3.8m x 2.2m
---------	-------------

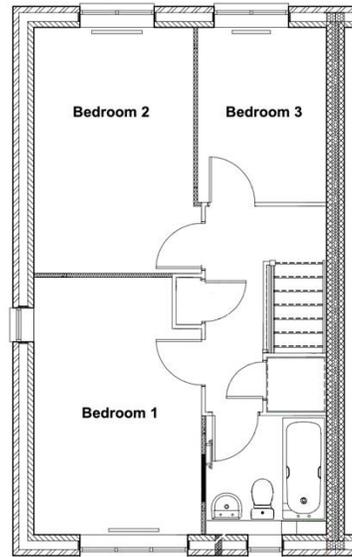
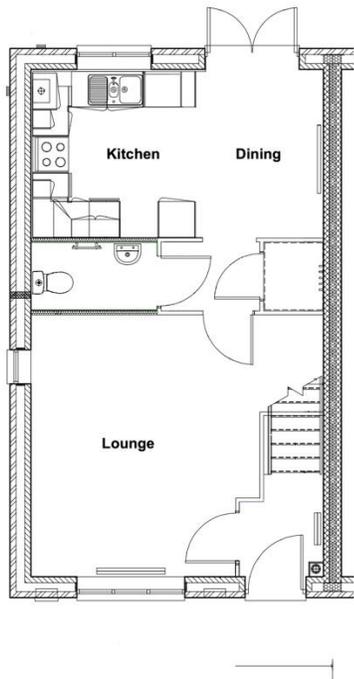
Bedroom 1	4.5m (max) x 3.4m (max)
-----------	-------------------------

Bedroom 2	3.9m (max) x 3.4m (max)
-----------	-------------------------

Bedroom 3	3.0m x 2.2m
-----------	-------------

Plans are not to scale and should only be used to determine the room layout. Due to the nature of construction room sizes are approximate.

The Lamport – Floor Plans

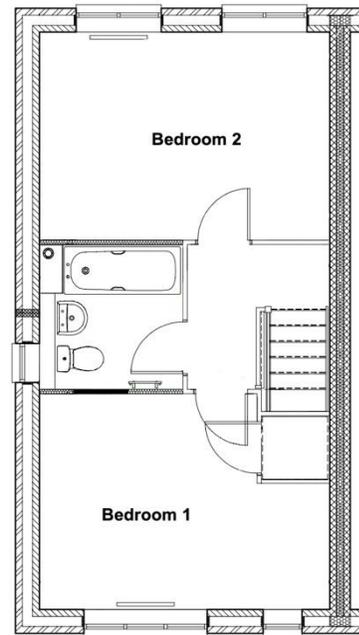
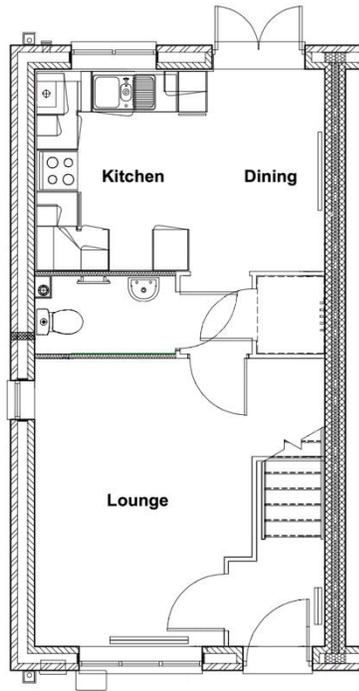


Lounge	4.4m (max) x 3.8m (max)*
Kitchen/Dining	4.9m x 2.8m
Bedroom 1	4.3m (max) x 2.8m (max)
Bedroom 2	4.1m x 2.7m
Bedroom 3	2.9m x 2.2m

* excludes area under stairs

Plans are not to scale and should only be used to determine the room layout. Due to the nature of construction room sizes are approximate.

The Cottlesbrook – Floor Plans



Lounge	4.3m (max) x 3.1m (max)*
Kitchen/Dining	4.3m x 3.0m
Bedroom 1	4.3m (max) x 3.2m (max)
Bedroom 2	4.3m x 3.1m

* excludes area under stairs

Plans are not to scale and should only be used to determine the room layout. Due to the nature of construction room sizes are approximate.

Specification

- Fitted Kitchen with built in hob, oven and extractor
- Vinyl floor to kitchen, cloakroom and bathroom
- Predicted 'A' Energy Rating
- Gas Central Heating with energy efficient combi boiler
- Double Glazing
- Solar Panels
- Electric car charging point
- Enclosed and turfed rear gardens
- Off – road parking for two vehicles



Example Figures

House Type Name	Beds	House Type	Full Market Value	Example Share Value (40%)	Example Rent Per Month (60%)	Estimated Service Charge Per Month
The Kelmarsh	3	ETH/SDH	£320,000	£128,000	£440.00	£21.08
The Ashby	3	MTH	£320,000	£128,000	£440.00	£21.08
The Lamport	3	MTH	£310,000	£124,000	£426.25	£21.08
The Lamport	3	ETH	£315,000	£126,000	£433.13	£21.08
The Lamport	3	SDH	£320,000	£128,000	£440.00	£21.08
The Cottesbrook	2	SDH	£285,000	£114,000	£391.88	£21.08

The annual rent is set at 2.75% of the value of the unsold equity. The rent is reviewed annually in accordance with the terms of the shared ownership lease. Service Charges are estimated.

Site plan

This is a mixed tenure development

-  The Kelmars (3 bed)
-  The Ashby (3 bed)
-  The Lamport (3 bed)
-  The Cottesbrook (2 bed)



Plan is for plot location purposes only. Not to scale.

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 up to 75% of the home, you then pay a subsidised 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 will usually 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'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.

To find out more contact us:



Telephone: 0300 11 33 701

Email: contactus@sharedownership-shop.co.uk

Website: sharedownership-shop.co.uk

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. May 2025.