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Bertone Road, Barton Seagrave

40% Shared ownership £96,000 Leasehold

**BELVOIR!**

EPC Rating B. Council Tax B.





Presenting a 40% shared ownership, this well-presented two double bedroom property is ideally located in the sought-after area of Barton Seagrave. Perfect for first-time buyers or those looking to get onto the property ladder, the home offers a stylish and practical layout with modern finishes throughout.

To the front, the property benefits from allocated parking including shared visitors parking, leading into a spacious entrance hall that sets the tone for the rest of the home. On the ground floor, you'll find a modern fitted kitchen, a convenient downstairs cloakroom, and a bright and airy lounge/diner with direct access to the rear garden, perfect for entertaining or relaxing.

Upstairs features two generously sized double bedrooms, a modern family bathroom, and useful built-in storage.

The rear garden is fully enclosed and mainly laid to lawn, offering a private outdoor space ideal for children, pets, or summer gatherings.

Located in a quiet residential area with excellent local amenities, schools, and transport links, this property is a fantastic opportunity to purchase a home in a popular community at an affordable price.

Anyone wishing to purchase the property **must** be assessed and approved by Home Group before any sale can be agreed.



#### Entrance Hall

Double glazed door to front, carpet to flooring, understairs cupboard, stairs rising to first floor, radiator.

#### Kitchen

2.71m x 2.52m (8'11" x 8'4")

Double glazed window to front. Kitchen comprising of wall & base units, composite work surfaces over, stainless steel sink with drainer, four ring gas hob, electric oven, cooker hood over, space for washing machine, space for fridge/freezer, extractor fan, vinyl to flooring, ceiling light.

#### Cloakroom

2.26m x 1.01m (7'5" x 3'4")

Low level WC, pedestal wash hand basin, radiator, tiled splash backs, radiator vinyl to flooring, extractor fan, ceiling light.

#### Lounge/Diner

4.55m x 4.28m (14'11" x 14'0")

Double glazed window to rear, double glazed French doors opening onto garden, carpet to flooring, ceiling light, radiator, TV point, Internet point.



### First Floor Landing

Carpet to flooring, storage cupboard, loft access, stairs descending to ground floor, ceiling light.

### Bedroom One

4.56m x 3.42m (15'0" x 11'2")

Two double glazed windows to rear, carpet to flooring, radiator, TV point, ceiling light.

### Bedroom Two

4.69m x 2.5m (15'5" x 8'2")

Double glazed windows to front, carpet to flooring, radiator, ceiling light.

### Bathroom

2.61m x 1.96m (8'7" x 6'5")

Double glazed window to front, panelled bath, mains shower over, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail, extractor fan, ceiling light, shave point.

### External

Front - One allocated parking space, one visitor parking space shared between three properties, small white gravelled frontage.

Rear - Fully enclosed, mainly laid to lawn, patio, access to front.

### Agents Notes

40% Shared Ownership

Lease 125 years from 1 January 2018

Rent - £338.61 per month

Service Charge - £25.83 per month

Buildings Insurance - £33.00 per month

Management Fee - £12.50 per month

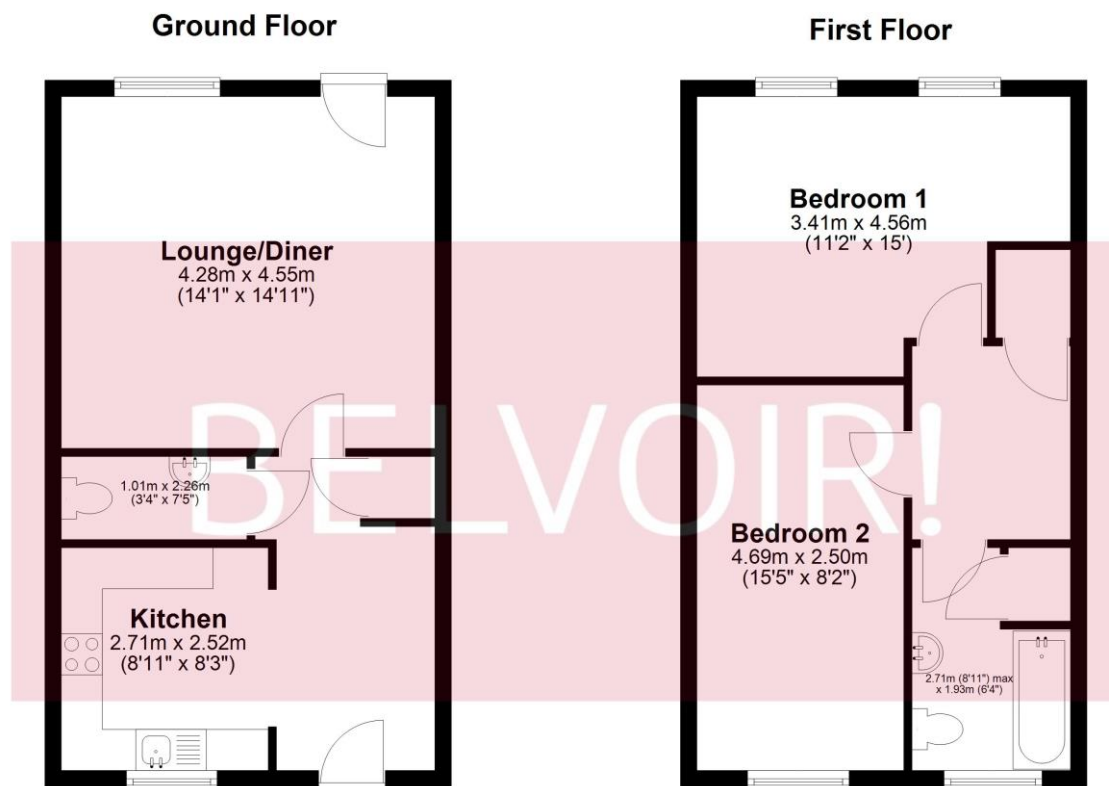
Total Monthly Payment to Home Group £409.94 per month

Reviewed 1st April each year

Pets: Not permitted without written confirmation from the landlord. If permitted, a revocable pet licence will be required at a cost of £125 + VAT

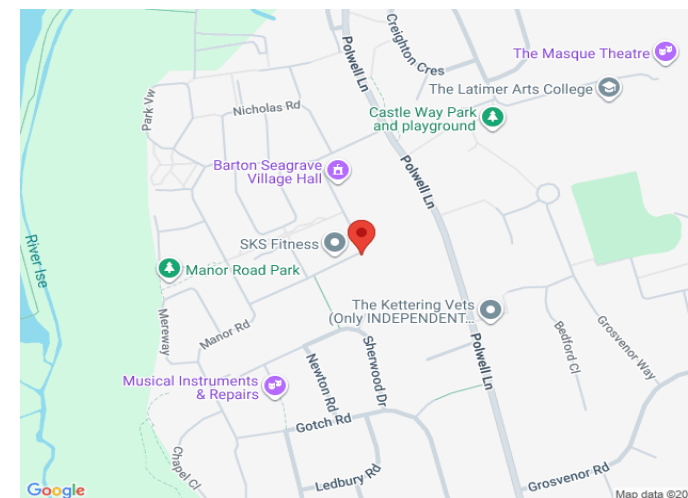
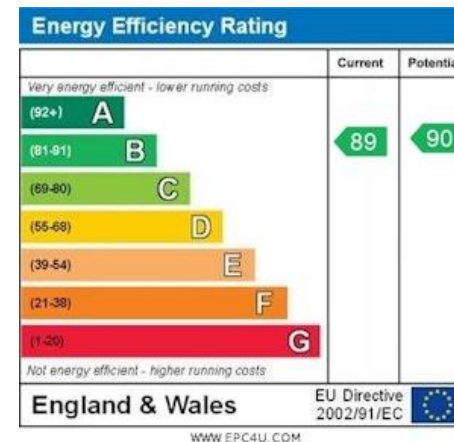
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.



Contact us today to arrange a viewing...

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