

## For sale

Shared Ownership

40% share price **£112,000**



### Saxon Park, Desborough, Kettering NN14 2WQ

**\*LAST REMAINING HOME\***

Plot 203 is a two-bedroom home at the popular Saxon Park development and is available to buy via Shared Ownership. Shares available from 40-75% with the option to staircase to 100% in the future. Rents from £385 based on a 40% share and a minimum deposit required of £5600.



# Saxon Park Desborough Kettering NN14 2WQ

## Location

Desborough is ideally situated within minutes of Market Harborough, a commuter town with links to London St Pancras, Leicester, Nottingham, and Sheffield.

It's only a 10-minute drive from our development to Market Harborough railway station, from which you can catch a direct service to London St Pancras, getting into London in about 1 hour.

With easy access to the A14 and the A43, our development is ideally located for those needing to regularly commute to Kettering, Wellingborough or Northampton.

Kettering is a 15-minute drive away from our development while Northampton is a 35-minute drive away.

The development is only a 15-minute walk away from the Desborough Leisure Centre.

The leisure centre's facilities include a gym, an indoor basketball court/football pitch, table tennis tables, and badminton nets. The centre can also be hired out for things like children's birthday parties.

Desborough also has several parks and nature reserves, including Desborough Pocket Park and the family-friendly Desborough Recreation Ground, with its playgrounds and large playing fields.

The development is just seven-minutes' walk from a Sainsbury's superstore, and there's a 24-hour M&S Simply Food a 10-minute walk away.





## Shared Ownership

Shared Ownership is a government scheme that offers you the chance to buy a share of a property from a housing association, a non-profit-making body that provides homes.

Because you only own a part of the property, you can buy it with a smaller deposit and mortgage. A smaller mortgage means smaller repayments but you'll also need to pay:

- Rent on the share of the property you do not yet own
- Monthly service charges

To be eligible for Shared Ownership you need to:

- Be a first-time buyer, an existing shared ownership homeowner, or a former homeowner who can't afford to buy now
- Be over 18 years old
- Have an annual household income of less than £80,000 (£90,000 in London)

Saxon Park is a development situated just minutes away from an award-winning farm park, nature trails and a 10/15-minute drive from the likes of Market Harborough and Kettering.

These homes are brought to the market by Zen Housing and built by Bloor Homes. Shares are available to purchase from 40-75% with the option to staircase to 100% in the future,

Two bedroom homes available: Plot 203 - this home is ready to move into now.

This two bedroom home comprises a spacious lounge, storage cupboard and an open plan kitchen/ dining area to the ground floor with a downstairs W.C. To the first floor is a master bedroom, with a further bedroom and storage space. The family bathroom further benefits from storage space. These homes offer a turfed rear garden with tandem car parking spaces. Each home

is integrated with a Utopi smart device, which enables you to get insights from real-time wellbeing and energy consumption data, then take action to improve your living environment and reduce your carbon footprint.

Price example:

Full market value - £280,000

40% share price - £112,000

Rent per month based on a 40% share - £385

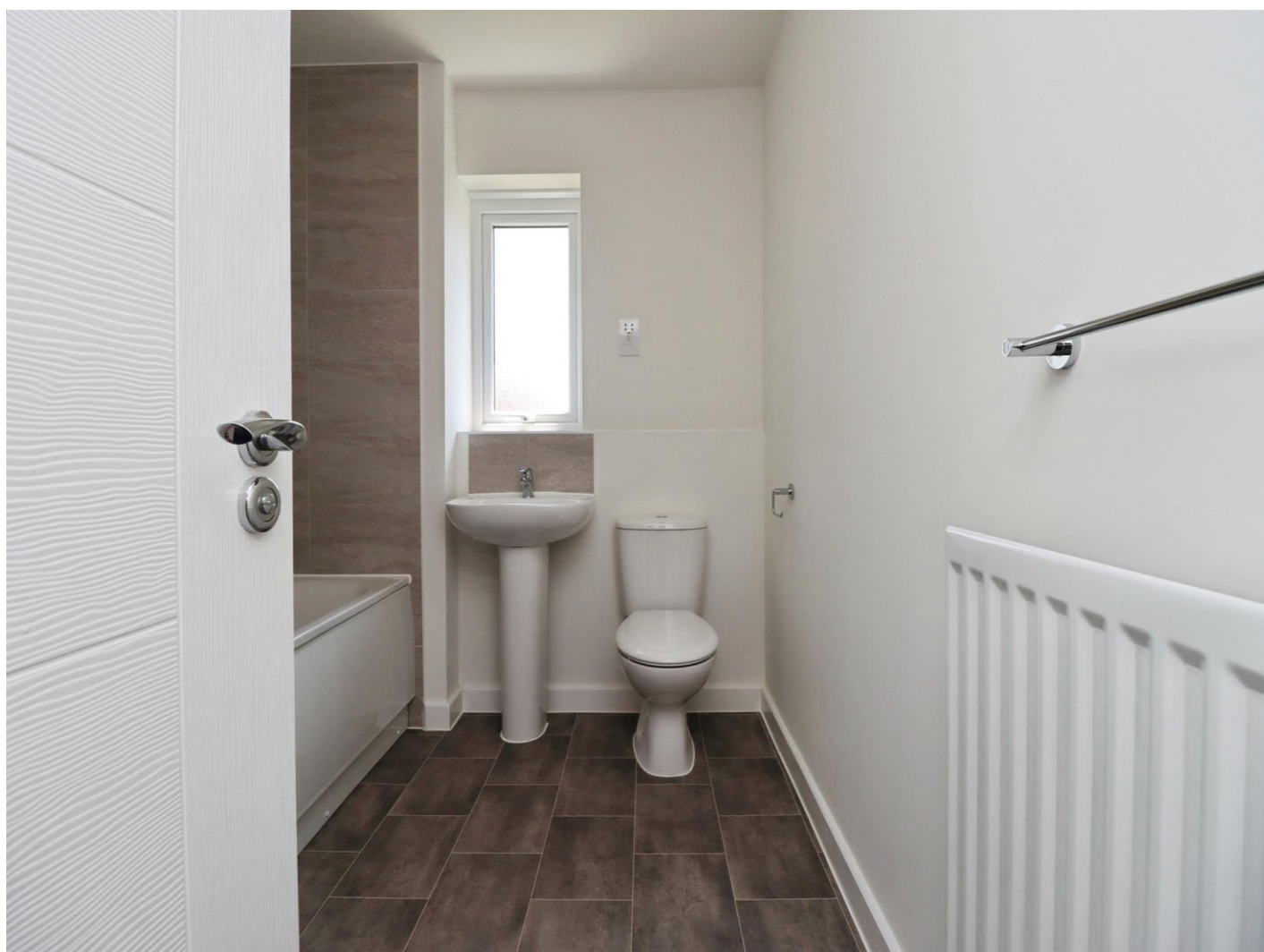
Service/ estate charge per month - £64.81

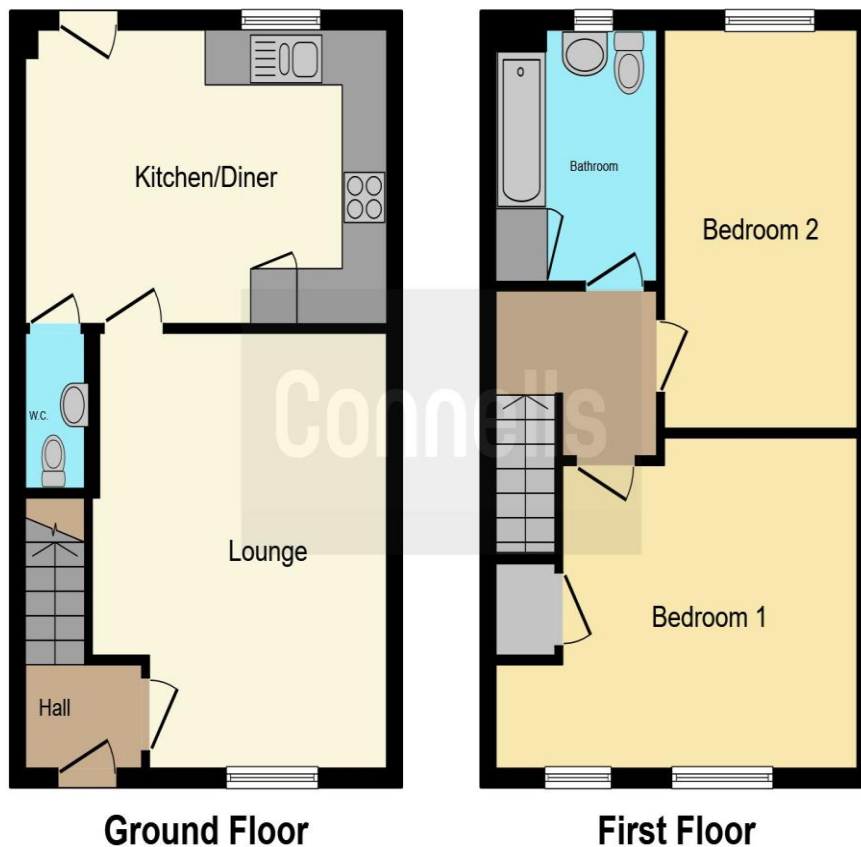
Minimum deposit required - £5600

Lease term - 990 years

Ground rent - no ground rent payable

Please note that the photos shown in the listing are not of the two bedroom homes. The photos are used for indicative purposes.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01858 465 921**  
**E [marketharborough@connells.co.uk](mailto:marketharborough@connells.co.uk)**

11 St. Marys Road  
 MARKET HARBOROUGH LE16 7DS

Property Ref: MKH307886 - 0007

Tenure: Leasehold    EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/MKH307886](http://connells.co.uk/Property/MKH307886)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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