

for sale

shared ownership **£122,000** Leasehold



## Glenvale Park R10 Fitzhugh Rise Wellingborough NN8 6DD

A fantastic opportunity to purchase a brand new two bedroom home via Stonewater for Shared Ownership on the 'Glenvale Park' development. Shares available to purchase from 40% at £122,000 with a monthly rent of £419.38 and a minimum deposit required of £6100.



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# Property Details

## About Glenvale Park:

Glenvale Park is a brand-new neighbourhood for Wellingborough, conveniently located for easy access to transport links to local towns and major cities. Plans include two new primary schools, a community hub, local shops, and green spaces with additional trees and public art for new residents and the local community.

Glenvale Park is well placed for travel, being conveniently located for the A6 and A45. Neighbouring towns such as Kettering and Northampton are easily accessible by car as are both the A1(M) and the M1 motorways. Luton Airport is 45 miles away via the A508 and the M1. Direct services of 55 minutes travelling time run into London St Pancras International from Wellingborough station; cities to the north including Leicester and Nottingham are 38 minutes and 60 minutes away respectively.

## Shared Ownership Criteria

Be over 18 years old and live permanently in the UK

Have a combined annual household income under £80,000, or £90,000 in London

Not own a property, or part of a property, at the time of buying

Have a good credit history and be able to obtain a mortgage

Be unable to purchase a home suitable for your needs on the open market

## The Surrounding Area:

Nearby Wellingborough is a bustling town located in the south east corner of Northamptonshire.

As one of the county's oldest recorded towns Wellingborough is listed in the Domesday Book & today offers a relaxed, market-town atmosphere surrounded by beautiful open countryside.

The town is home to a variety of pubs, bars & restaurants as well as shops. The Swansgate Centre shopping mall in the town centre, for example, hosts many well-known high street stores including Boots and Superdrug. Nene Court Shopping Village, also in the town centre, is home to a variety of independent shops, cafes and businesses set within former Victorian gasworks buildings. Wellingborough's general market takes place every Wednesday, Friday & Saturday in the Market Square with an additional bric-a-brac market being held every Tuesday. Closer to home, everyday shopping needs are catered for by a local Tesco Express; Wellingborough also has several edge-of-town superstores including Sainsbury's, Morrisons & Tesco.

Exercise enthusiasts are well served by the Redwell Leisure Centre, a short walk from the development. The Centre offers a gym, a studio, squash courts & runs a variety of exercise classes including aerobics & yoga.

Wellingborough is surrounded by glorious open countryside including several popular country parks.

Nearby Sywell Country Park has a 67-acre lake popular with anglers & is ideal for wild water swimming. Slightly further afield is Stanwick Lakes, a 750-acre nature reserve with more than seven miles of walks, cycle tracks, a heritage trail & picnic areas.

Wellingborough is well known for its schools which include Wellingborough School, one of the UK's oldest. The town also boasts a 100% Ofsted rating of either 'Good' or 'Outstanding' for all of its secondary schools. Schools close to the development include Redwell Primary School, an Academy for ages 4-11 years rated 'Good' by Ofsted. Nearby Sir Christopher Hatton Academy for pupils aged 11-18 years boasts an 'Outstanding' rating.

## Agents Notes:

- Please note that all sales particulars and images are for marketing and illustrative purposes only.

- Plans may contain elements which are not present upon the final completion of the property.

- All room dimensions are approximate and are for general guidance only.







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To view this property please contact Connells on

**T 01536 411 811**  
**E [kettering@connells.co.uk](mailto:kettering@connells.co.uk)**

5 Montagu Street  
KETTERING NN16 8XG

**Tenure:** Leasehold

**EPC Rating:** Exempt

Property Ref: KTT308120 - 0002

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 these such as a Leasehold fee.

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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