



Total area: approx. 55.3 sq. metres (595.5 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



16 Blackthorn Grove Wellingborough NN8 1GT

Leasehold Price £70,000

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Located on the popular residential area of Stanton Cross and situated within walking distance to the railway station is this brand new two bedroom maisonette which is offered on a 35% shared ownership basis. Higher shares can be purchased. The property benefits from uPVC double glazing, built in kitchen appliances, gas radiator central heating, newly laid flooring throughout and off road parking. The accommodation briefly comprises entrance hall, lounge/kitchen/dining room, two bedrooms, bathroom and allocated parking space.

Enter via entrance door

Entrance Hall

14ft in width. Laminate flooring, radiator, built in understairs storage cupboard.

Lounge/Dining/Kitchen Area

17' 8" x 17' 4" (5.4m x 5.3m) (This measurement includes area occupied by the kitchen units)

Open plan. Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, integrated fridge/freezer, space for washing machine, wall mounted gas fired boiler serving central heating and domestic hot water, two windows to rear aspect, radiator, T.V. point, downlights to ceiling, laminate floor.

Bedroom One

11' 4" x 9' 11" plus door recess (3.45m x 3.02m)

Window to rear aspect, radiator.

Bedroom Two

10' 1" max x 10' 3" max (3.07m x 3.12m)

Window to rear aspect, radiator.

Bathroom

Comprising panelled bath with shower over, low flush W.C., wash basin, obscure glazed window to front aspect, towel rail, extractor fan.

Outside

Barked area, plants, allocated off road parking.

N.B

We understand the unexpired term of the lease is 990 years. The monthly rent is £297.92 per month (35% share), the service charge £150.00 per month but no ground rent is payable (Peppercorn). The will need to be confirmed by the purchasers legal representative prior to commitment to purchase.

Should an applicant wish to proceed, an expression of interest and a PA application form must be completed. Please email both forms to towncentre@richardjames.net.

Once the association are in receipt of all completed documents, they will be invited to complete a full sign off with the IFA. this can be done by contacting TMP Mortgages by visiting www.tmpmortgages.co.uk and registering your details. They will then call you within 24-48 hours.

Once in receipt of a full sign off, a formal letter will be sent together with a reservation form. A £500 reservation fee will then be required.

Please find below a list of % share and rents should you wish to purchase a higher share.

Share	Purchase Price	Monthly Rent
35%	£70,000	£297.92
40%	£80,000	£275.00
45%	£90,000	£252.09
50%	£100,000	£229.17
55%	£110,000	£206.25
60%	£120,000	£183.34
65%	£130,000	£160.42
70%	£140,000	£137.50
75%	£150,000	£114.58

Energy Performance Rating

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band TBC (£TBC per annum. Charges for 2024/2025).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

