

10 Roose Close
Buckton Fields
Northampton
NN2 8GH



2 Bedroom Semi-Detached
House



LIVING ROOM

Carpet, radiator, window
to front aspect with
slated blinds



KITCHEN AND DINING AREA

Vinyl flooring, integrated electric fan oven, gas hob, extractor hood, dining area, door to cloakroom, door to rear garden, radiator



MASTER BEDROOM

Carpet, radiator, window to front aspect, slated blinds and bulkhead cupboard



BEDROOM 2

Carpet, radiator, window
to front aspect with
slated blinds



Family Bathroom

Vinyl flooring, white sanitaryware, thermo-bar shower, glass shower screen, cupboard with shelving, white towel rail, mirror and shaving point



Cloakroom

Vinyl flooring, white sanitaryware, radiator and mirror

EXTERNAL FRONT

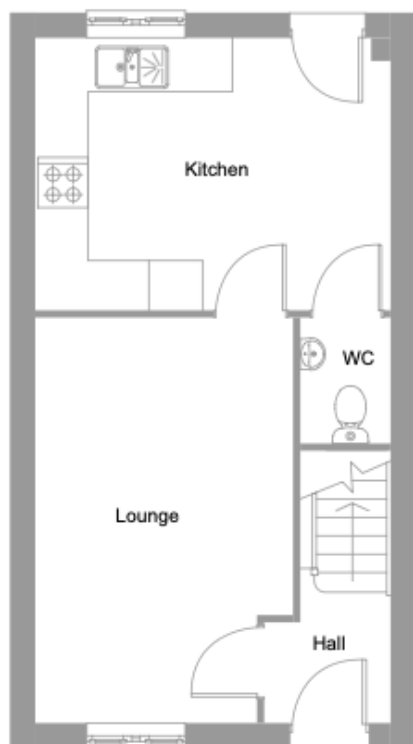
Two allocated parking spaces



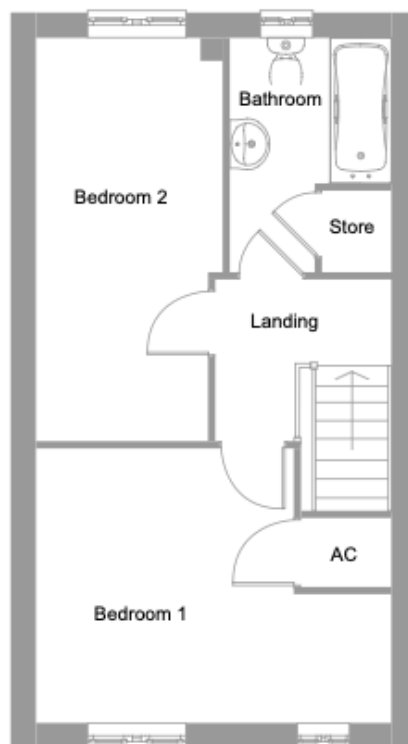
EXTERNAL REAR

Laid mostly to turf, patio area and path to rear gated access

The Abbott



Ground Floor



First Floor

Lounge
4.38m x 3.77m
14'4" x 12'4"

Kitchen
4.24m x 3.62m
13'11" x 10'10"

Bedroom 1
3.91m x 2.67m
12'10" x 8'9"

Bedroom 2
4.69m x 2.55m
15'4" x 8'4"

All dimensions are maximum sizes



FIGURES

Full Market Value	£260,000
Share Value Example (40%)	£104,000
Rent Per Month Example	£357.50
Service Charge Per Month*	£53.60

* Includes estate management charge and buildings insurance. Charges are subject to review every April

Lease Term	990 YEARS
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Energy Performance

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

SITE PLAN

Buckton Fields, Northampton

Development Plan





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 and then pay a 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'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.

With shared ownership you benefit from lower monthly payments compared to buying a home outright, but you still get all the benefits of owning a new home.

If you think shared ownership could be the way to your new home, then contact the team at **The Shared Ownership Shop**. Our advisors will be happy to give you details of this home and any others we have that may suit your needs. Or if you would just like some advice on the Shared Ownership Scheme then we are here to help.



Telephone: 0300 11 33 701

Email: contactus@sharedownership-shop.co.uk

Website: sharedownership-shop.co.uk

The particulars within this document are for illustrative purposes and should be treated as guidance only. Measurements are taken from plans and are not as built. They 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 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 repayments on a loan secured against it or the rent. Details are correct at time of going to print. March 2026.