

## £132,500 Shared Ownership

Kensington Close, Northampton NN2 6NP



- Guideline Minimum Deposit £13,250
- Two Storey, Two Bedroom, Semi Detached House
- High Performance Glazing
- Front and Rear Gardens
- Guide Min Income - Dual £33.3k Single £39.5k
- Approx. 810 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Two Parking Spaces

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £265,000). A great chance to buy a shared-ownership house with front and back gardens and parking for two cars. This modern, semi-detached property features a spacious kitchen/dining room, a ground-floor cloakroom and a rear reception room. Upstairs, there are two generously-sized double bedrooms and a stylish bathroom. The energy-efficiency rating is very good, thanks to well insulated walls, roof and floor, high performance glazing and gas central heating. There are supermarkets and other shops nearby, several primary schools in the local area, Thornton Park provides pleasant outside space to enjoy and the town centre is within easy reach.

**Housing Association:** Heylo. Heylo Housing requires that all applicants must have permanent rights to reside in the UK.

**Tenure:** Leasehold (125 years from 2016).

**Minimum Share:** 50% (£132,500).

**Shared Ownership Rent:** £344.80 per month (subject to annual review).

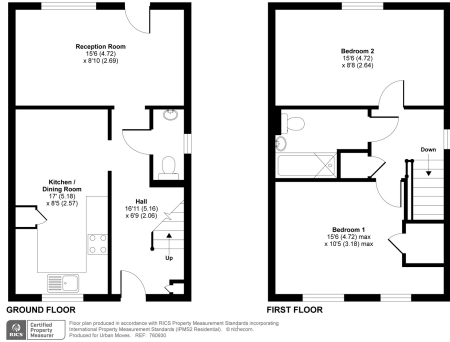
**Combined Insurance and Management Fee:** £34.86 per month (subject to annual review).

**Guideline Minimum Income:** Dual £33,300 | Single £39,500 (based on minimum share and 10% deposit).

**Council Tax:** Band C, West Northamptonshire Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

**Kensington Close, Northampton, NN2**  
Approximate Area = 810 sq ft / 75.2 sq m  
For information only, not to scale



## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**  
16' 11" x 6' 9" (5.16m x 2.06m)

**Kitchen/Dining Room**  
17' x 8' 5" (5.18m x 2.57m)

**Cloakroom**

**Reception Room**  
15' 6" x 8' 10" (4.72m x 2.69m)

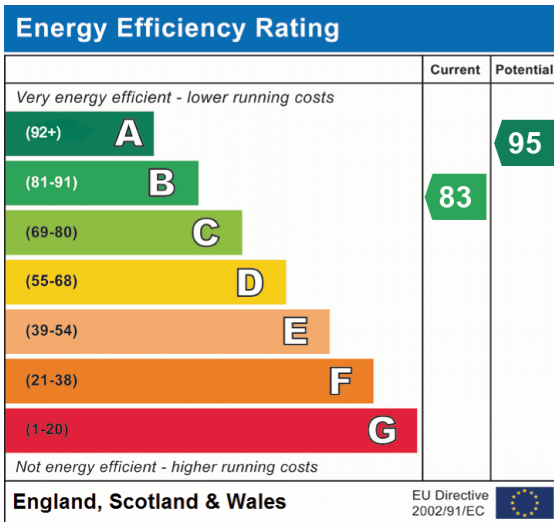
### FIRST FLOOR

**Landing**

**Bedroom 1**  
15' 6" max. x 10' 5" max. (4.72m x 3.18m)

**Bathroom**

**Bedroom 2**  
15' 6" x 8' 8" (4.72m x 2.64m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.