

Shared ownership homes For sale On a part buy, part rent basis

Howards Way
Little Addington
Northamptonshire
NN14 4GT





Features and specifications

Ground floor:

- Entrance hall
- Lounge carpeted, with lovely rural views
- Kitchen / diner, with fitted kitchen units and cooker
- Cloakroom / wc

First floor:

- 2 or 3 bedrooms carpeted
- Family bathroom with bath and over-bath shower

Outside:

Private turfed garden | Off road car parking

Features include:

Flooring throughout | Quality double-glazed windows | Air source heat pump

How shared ownership works

As this home was built after 2021, it is a 'new model shared ownership' home.

Find out more about how this model works at: www.northamptonshirerha.org.uk/new-model-SO

Sales details

3-bed houses: £315,000 full valuation 2-bed house: £255,000 full valuation

Example of costs for 3-bed house

| 100%: £315,000 | Cost of share | Approx. cost of rent (per month) | Service charge (per month) |
|-------------------------|---------------|----------------------------------|-------------------------------|
| 25% share / 75% rent | £78,750 | £541.41 | £29.55 |
| 50% share / 50% rent | £157,500 | £360.94 | £29.55 |
| 75% share / 25% rent | £236,250 | £180.47 | £29.55 |

Example of costs for 2-bed house

| 100%: £255,000 | Cost of share | Approx. cost of rent (per month) | Service charge (per month) |
|-------------------------|---------------|----------------------------------|-------------------------------|
| 25% share / 75% rent | £63,750 | £438.28 | £29.55 |
| 50% share / 50% rent | £127,500 | £292.19 | £29.55 |
| 75% share / 25% rent | £191,250 | £146.09 | £29.55 |

3-bedroom house

Video tour:

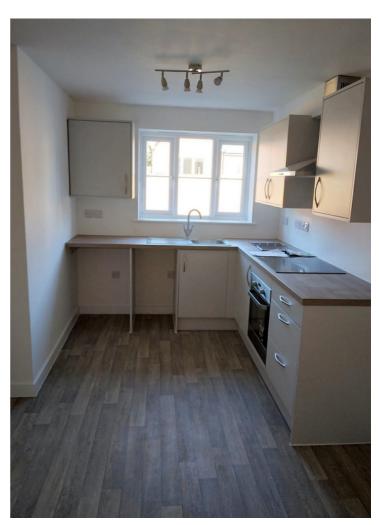
www.northamptonshirerha.org.uk/Howards-Way



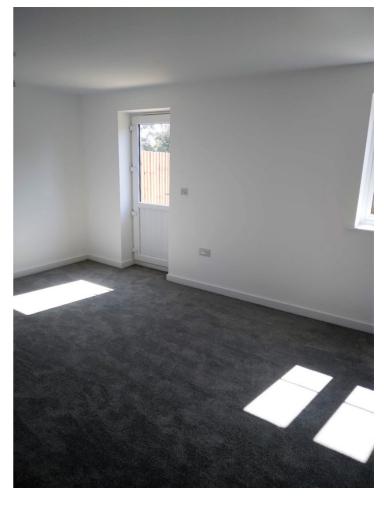
3-bedroom house, front



3-bedroom house, bedroom one



3-bedroom house, kitchen/diner



3-bedroom house, lounge

2-bedroom house



2-bedroom house, front



2-bedroom house, kitchen/diner



2-bedroom house, bedroom one



2-bedroom house, lounge

Video tour:

www.northamptonshirerha.org.uk/Howards-Way

Application process

Important information:

- Priority is given to applicants who have a local connection to Little Addington or surrounding area.
- Rural leases are restricted to 80% equity. You can never own the property outright.
- You'd be expected to carry out a financial assessment with our approved mortgage consultant to confirm what share is affordable for you to purchase.

If you're interested:

- Please email a mortgage offer in principle (or how you will be funding your share), and confirmation of your local connection to the area to: mark.boon@midlandsrural.org.uk
- This will be on a first come first served basis, but we also have to prioritise local connection where applicable.
- We'd then be able to arrange viewings.
- From there we would direct you to our mortgage consultant who would carry out an affordability check and look at what shares you could initially purchase.

Get in touch:

If you'd like any further information, please get in touch with Mark Boon at Northamptonshire Rural Housing Association on **07768 708368** or at **mark.boon@midlandsrural.org.uk**