



10 Robb Close, Irthlingborough Northamptonshire NN9 5GJ 50% Shared Ownership £107,500 Leasehold

VIEWINGS ARE A MUST! * ASKING PRICE REPRESENTS A 50% SHARE Mike Neville is delighted to offer for sale this very modern two bedroom semi-detached property to the open market. The property is located on the outskirts of the popular Town of Irthlingborough, which has close access to the A6 and Rushden Lakes. The property comprises: entrance hallway, modern kitchen, ground floor cloakroom/WC and spacious lounge/dining room. To the first floor there are two double bedrooms and a "Jack and Jill" family bathroom/WC. Outside there is an enclosed rear garden, being low maintenance, with side access and a private driveway for multiple vehicle off-road parking.

****TENURE** - Leasehold/50% Shared Ownership

****COUNCIL TAX BAND** - B

- | | | |
|-------------------------------|----------------------------------|------------------------------------|
| ■ 50% Shared Ownership | ■ Two Double Bedrooms | ■ Jack and Jill Family Bathroom/WC |
| ■ Spacious Lounge/Dining Room | ■ Modern Kitchen | ■ Ground Floor Cloakroom/WC |
| ■ Modernised Throughout | ■ Driveway For Multiple Vehicles | ■ Sought After Location |
| ■ Energy Efficient Rating - C | | |



Location

Located in Irthlingborough off Drayton Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - C75

Certificate number - 0390-2113-6640-2026-6241

Council Tax Band

B

Shared Ownership, Asking Price & Leasehold Info:

The % share being advertised for sale is 50%. This share is marketed for £107,500. The other 50% share is owned by Orbit Housing. The 100% value for this property would be £215,000. This is the value that a Mortgage Lender/Surveyor would look at, and then work out any % being purchased, which, in this case, is 50%.

Before any purchase can proceed, Orbit Housing will verify the position, affordability and credibility of any prospective purchaser.

Orbit Housing would need the following to approve a purchaser:

- Complete and return an Orbit Housing Shared Ownership application form.
- Complete an initial affordability assessment and then a full sign off with an Independent Financial Advisor.
- Buyer is not required to use the IFA as their mortgage broker but will need to provide proof of mortgage for full sign off.

Please note, the Orbit Housing allocations team would review all applications and select the applicant/s based on those with the highest housing need.

As the property is being purchased as a shared ownership property, the property is leasehold, and the remaining 50% share is owned by Orbit Housing. There are figures payable per calendar month on this share of the following:

Rent - £225.88 pcm.

Service charge - £20.88 pcm.

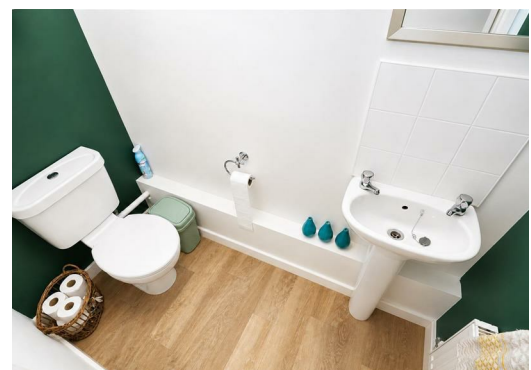
Management Fee - £20.06 pcm.

Insurance - £15.19 pcm.

Total, per month = £282.01

You can potentially purchase further shares in your property (this is called staircasing). Further shares are usually purchased in tranches of a minimum of 10%, up to a total / 100% share.

If you decide to buy a further share in your property, Orbit Housing will arrange for your home to be valued by an independent surveyor who is registered with the Royal Institute of Chartered Surveyors (RICS). You will have to pay for the valuation and cover any administration charges and VAT.



The value of the property is fixed by the independent surveyor to make sure it's a fair price.

All of the above information will naturally need to be clarified by any potential purchaser's Solicitors/Conveyancers before committing to a legal purchase.

Accommodation

Ground Floor

Entrance Hallway

Kitchen 8'7" x 9'0" (2.63m x 2.75m)

Lounge/Dining Room 15'4" x 16'5" (4.69m x 5.01m)

Ground Floor Cloakroom/WC 6'5" x 3'3" (1.96m x 1.01)

First Floor

Landing

Bedroom 1 11'11" x 9'3" (3.65m x 2.82m)

Bedroom 2 8'3" x 14'6" (2.54m x 4.44m)

Bathroom/WC 6'9" x 9'2" (2.06m x 2.80m)

Outside

Driveway

For several vehicles.

Rear Garden

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

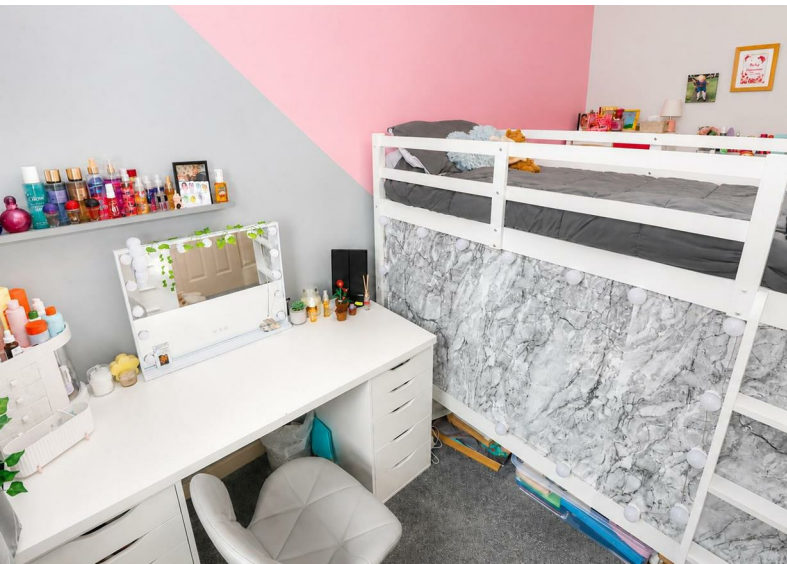
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

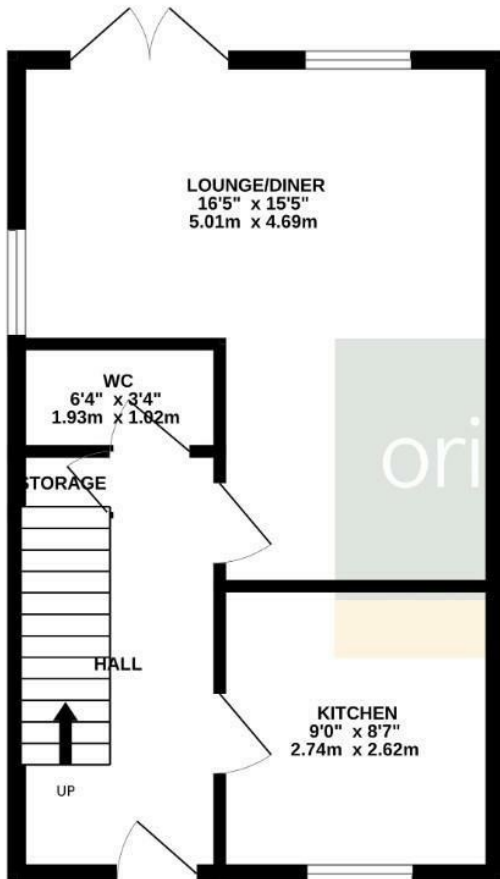
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

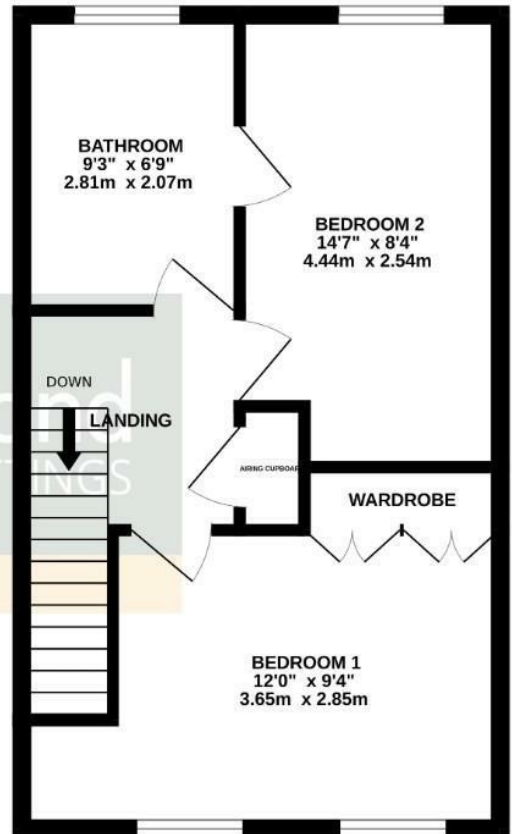
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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