



21 Carnelian Avenue, Wellingborough Northamptonshire NN8 6DL Price £250,000 Freehold

We are delighted to offer for sale this well presented modern end of terrace house, with two off road parking spaces, being situated within this fantastic new build community, known as Glenvale Park. The location features a host of recreational areas, parks, a nursery and primary school, as well as a parade of shops and amenities, including a Co-Op and a drive-through Betwitched coffee shop. The property itself has been upgraded from new by the current owners, with extra electrical sockets, tiling, kitchen units and flooring, and represents an ideal first time purchase or possible buy to let investment opportunity.

- Situated within a superb new build community featuring an array of shops, school, amenities and recreational facilities
- Ground floor cloakroom
- Multiple green spaces, parks and playing fields within close walking distance
- Energy Efficiency Rating - B83
- Easy access to the A509 for access to the A14 and A45
- Upgraded facilities throughout by the current owners
- New Primary School within immediate walking distance opened in 2024
- Built in BT & Hyperoptic WIFI
- Co-op and a drive-through Betwitched Coffee Shop on the estate, with further shops & a gym, opening soon
- Off road parking for two vehicles



Location

Carnelian Avenue is situated off of Cheyne Avenue, which in turn is located off of Niort Way (A509). Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - B83

Certificate number - 8290-4816-0032-1098-3023

Shared Ownership, Asking Price & Leasehold Info:

The % share being advertised for sale is 75%. This share is marketed for £187,500. The other 25% share is owned by Southern Housing. The 100% value for this property would be £250,000. This is the value that a Mortgage Lender/Surveyor would look at, and then work out any % being bought, which in this case is 75%.

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

Southern Housing would need the following to approve a buyer:

- Complete and return a Southern 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. This sign off can take around 2-3 weeks.

Please note, the Southern 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 bought as a shared ownership property, the property is leasehold, and the remaining 25% share is owned by Southern Housing. There are figures payable per calendar month on this share of the following:

Rent - £180.76.
Service charge - £76.62

Total per calendar month for rent and service charge is: £257.38.

We are advised by our Vendor client the property is offered on a 990 year Lease from October 2022 and therefore there are approximately 988 years remaining on the Lease.

You can buy 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, Southern 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 is 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.

Rent Payable

Rent Payable to Southern housing is: £180.76pcm.

Service Charge Payable

Service Charge Payable to Southern housing is: £76.62pcm.

Accommodation

Ground Floor

Hall

Lounge 13'9" x 10'5" (4.19 x 3.17)

Media panel on wall as standard.
Additional power points and additional tv point added by the current owners.

Kitchen / Dining Room 13'6" x 13'7" (4.12 x 4.13)

Maximum measurement, plus under stairs cupboard.
Featuring an upgraded kitchen from new, finished in a dark grey colour, and benefiting from base, wall and drawer units.
1 1/2 bowl stainless steel sink unit.

Built in oven, gas hob and extractor hood.
Built in fridge/freezer.
Built in dishwasher.
Built in washing machine.
Wall mounted gas fired Ideal Logic combination boiler.
Double doors opening to rear garden.

Ground Floor Cloakroom / WC

Modern white suite comprising a low flush wc and pedestal wash hand basin, finished off with upgraded half tiled surrounds.

Landing

Loft access.

Bedroom 1 10'2" x 13'7" (3.10 x 4.13)

Additional power points and tv point added by the current owners.

Bedroom 2 9'7" x 10'5" (2.93 x 3.17)

Minimum measurement, plus recess, door recess & useful bulkhead storage cupboard.
Additional power points and tv point added by the current owners.

Bathroom / WC

Modern white suite comprising a low flush wc, pedestal wash hand basin and panelled bath with a hand shower set over, finished off with upgraded full tiled surrounds and a heated towel rail.

Outside

Front

Small planted frontage, with a path from the parking to the front door and rear garden.

Driveway Parking

For two vehicles, directly in front of the property.

Rear Garden

A virtually fully lawned rear garden with an attractive feature retaining wall surrounding the majority of the garden, with gated access through to the front. Additionally, there is a small patio area outside the rear double doors from the kitchen, and a path that links through to the gated access, which also allows for storage for bins. Useful storage shed at the rear of the garden.
Outside power point, external light and garden tap.

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

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).

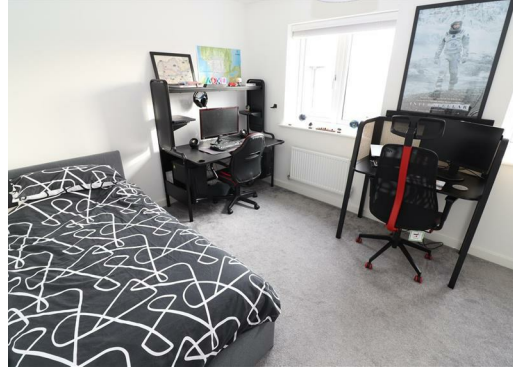
Floorplans

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.

Disclaimer

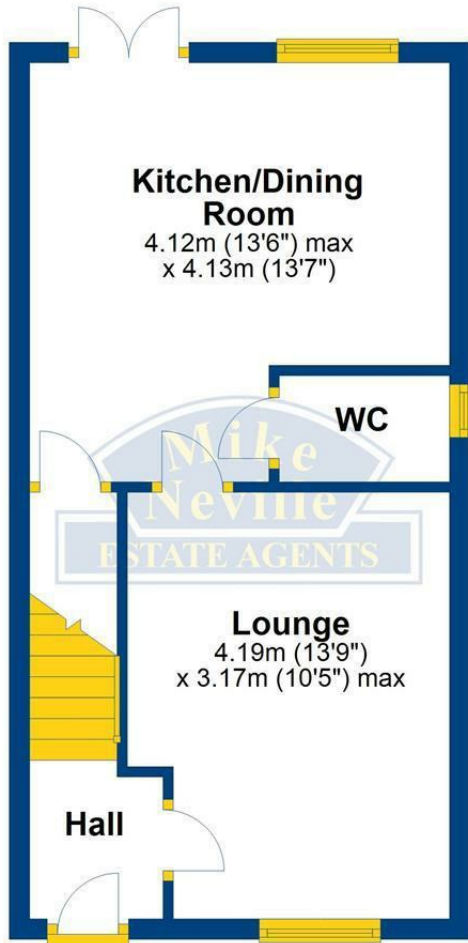
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





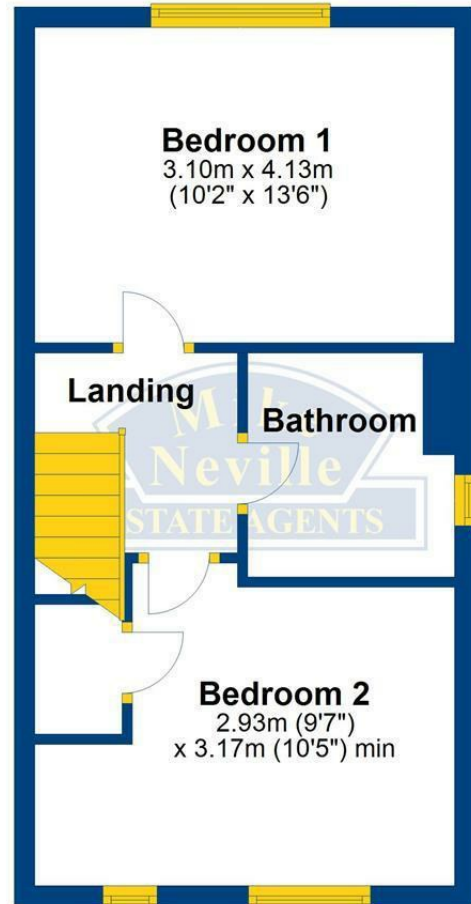
Ground Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 sq. feet)