



Sales



2 Bedroom House

**Broadnook Garden Village |
Broadnook | The Hill Top**

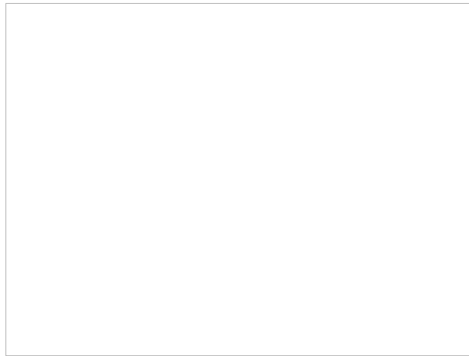
£118,000

Contact Us

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Full Description

2 bed 1 bathroom

Emh sales is pleased to offer 2-bedroom homes at Broadnook Garden Village, a new development near Rothley Leicestershire.

Broadnook Garden Village offers affordable Shared Ownership homes, perfect for those seeking comfortable living with a touch of countryside charm. Enjoy the peacefulness of rural life with the convenience of nearby towns.

Property Features

- **Modern two-bedroom mid-terrace home** – ideal for first-time buyers, downsizers or small families
- **Brand-new fitted carpets included** for a comfortable, move-in-ready feel
- **£1,500 contribution towards legal fees*** to help make your move even more affordable
- **Stylish fitted kitchen with dining area** – perfect for everyday living and entertaining
- **Integrated stainless steel oven, hob and cooker hood** for a sleek, contemporary finish
- **Convenient USB charging sockets** throughout the home
- **Energy-saving solar panels** to help reduce your household bills
- **Private rear garden laid to lawn** – ready for you to personalise
- **Off-road parking for two cars**
- **Electric vehicle charging point** – future-ready and environmentally friendly

*When using one of [emh's panel solicitors](#)

Homes are available on the [New Model Shared Ownership \(NMSO\)](#) which has some great new additions including:

- You can purchase your initial share from just 10% (subject to financial assessment - all applicants must purchase as large a share as is possible in line with affordability).
- You can purchase further shares from as little as 5% each time (known as staircasing).
- A new gradual staircasing process has been introduced allowing you to purchase an additional 1% each year for a maximum of 15 years.
- The introduction of a new 10-year period during which emh could support you with the cost of repairs and maintenance in your new build home.
- A lease length term of 990 years.

For more detailed information on share purchase prices, estimated rent, and a comprehensive overview, please refer to our Key Information Document 1 (KID1).

Shared Ownership: A Stepping Stone to Home Ownership Shared ownership offers a fantastic opportunity to get your foot on the property ladder. You can purchase an initial share ranging from 25% to 75% in 5% increments. This makes homeownership more affordable, especially for first-time buyers. The affordability will be assessed to ensure it aligns with your financial situation.

Grow your Ownership Over Time As you build your financial security, you have the flexibility to increase your ownership stake through a process called staircasing. This option becomes available after just 12 months, allowing you to gradually own up to 100% of the property.

About the area:

Broadnook Garden Village, situated south of Rothley, takes its name from the historic Broadnook Spinney that runs through the area. Its position just off the A6 and A46 provides easy access to nearby cities and towns. Whether your aspirations include countryside living, family life, or being part of a flourishing community, Broadnook presents the opportunity to find your perfect home.

How to apply:

Step 1: Apply Now! The first step to owning your dream home at Broadnook is to complete our short application form: [Link to application form](#) In your application, please let us know: -The development you're interested in (Broadnook Garden Village) - Your preferred plot number (if you have one in mind) *Don't wait to hear back from us! Our new homes are offered on a first-come, first-served basis, except for qualifying military personnel.* To secure your preferred plot, we recommend applying and completing the next step as soon as possible. **Step 2: Affordability Assessment | Part 1** To reserve a home, all applicants (mortgage and cash) need to undergo a mortgage qualification and affordability assessment through [Hawthorne Mortgages](#). This helps ensure you can comfortably afford your monthly payments.

- Please call Jamie on [01158 225 076](tel:01158225076) or email Jamie@hawthornemortgages.co.uk

There's no cost for this initial assessment, and it will help determine the share of the property you can afford. However, you are free to choose any qualified Shared Ownership mortgage advisor to finalise your mortgage. **Step 3: Affordability Assessment | Part 2** Hawthorne Mortgages will request documentation in support of your application. **Next Steps** Once Hawthorne Mortgages approve your affordability, they'll contact us to confirm you're ready to proceed. Our Sales Consultant will contact you to schedule a viewing and discuss reserving your desired property (subject to availability). **Reserve Your Dream Home** A reservation fee of £500 secures your chosen home. The Sales Consultant will guide you through the reservation process and officially take your home off the market!

Features

- Two bedroom mid terrace house

- Video Tour available
- Fitted carpets
- £1,500 towards legal fees*
- Fitted kitchen with dining area
- Built in stainless steel oven, hob and cooker hood
- USB sockets
- Solar panels
- Rear garden laid to lawn
- Off road parking for two cars
- Electric vehicle charging point

Location

