



Keegan White
ESTATE AGENTS

Plot 14, 20 Elsfeld House | £106,250

Plot 14, 20 Elsfield House | Crispin Gardens | Lower Shiplake | RG9 4FN

- Shared Ownership Options
- First Floor With Balcony
- Private Entrance
- Two Bedrooms
- Allocated Car Parking
- 10 Year Building Warranty

This first floor maisonette is due for build completion late 2025, or early 2026, subject to the developer's progress and will be prepared for immediate occupancy. The private front door opens to the entrance lobby with stairs rising to the first floor with the secondary front door giving access to the apartment. The property is very suitable for modern living with an open plan kitchen living room that also has twin doors that open onto a balcony. The kitchen area has a range of storage units above and below the kitchen worktop, with stainless steel sink & drainer, electric oven, ceramic hob, extractor fan, washer/dryer, and integral fridge/freezer. The two bedrooms are both doubles and the family bathroom suite is complete with a panel bath with overhead shower, hand basin, WC, heated towel rail and extractor fan. Externally, there is allocated parking for one car, and communal gardens. The property's heating has a low carbon impact with air source heat pump to radiators.

Lower Shiplake is situated a short distance from the River Thames and offers a good range of sporting and leisure clubs. The village has a Post Office, convenience store, a well-regarded butcher, and a few local pubs. There is a Church of England School and a highly regarded private school in the village, with further options in the neighbouring towns of Henley-on-Thames and Twyford. Please note that in accordance with the planning requirements, any purchaser must be approved by the local authority and that they must have a local connection to South Oxfordshire.

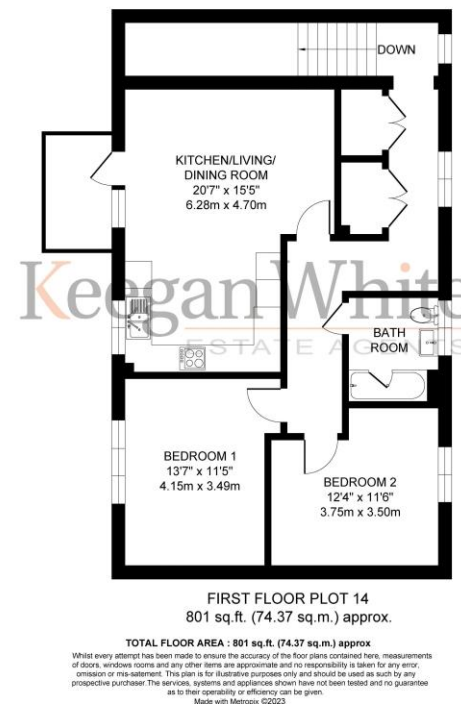
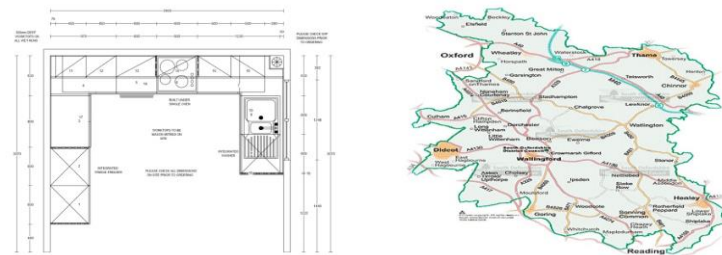
Shared ownership options:

25% share purchase price £106,250 - 2.5% rent on the unowned share = £664 pcm

50% share purchase price £212,500 - 2.5% rent on the unowned share = £443 pcm

75% share purchase price £318,750 - 2.5% rent on the unowned share = £221 pcm

There are onsite service charges for the roads, drainage, communal gardens and insurance, which is currently £653.16 pa, or £54.43 pcm. To be verified by solicitor



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