

Plot 14, 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 in Spring 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.

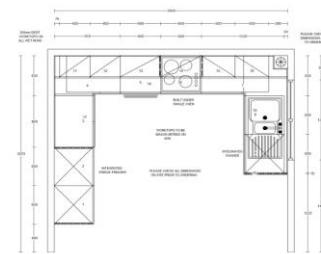
Shared ownership options

25% share purchase price £100,000 - 2.5% rent on the unowned share = £625 pcm.

50% share purchase price £200,000 - 2.5% rent on the unowned share = £417 pcm.

75% share purchase price £300,000 - 2.5% rent on the unowned share = £208 pcm.

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



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FIRST FLOOR PLOT 14
801 sq.ft. (74.37 sq.m.) approx.

TOTAL FLOOR AREA : 801 sq.ft. (74.37 sq.m.) approx
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