

Plot 9, 26 Crispin Gardens | Lower Shiplake | RG9 4FN

- Shared Ownership
- Two Bedroom House
- 10 Year Build Warranty
- Air Source Heat Pump
- Appliances Included
- Higher Share Ownership Available

The house is due for build completion late 2025, or early 2026, subject to the developer's progress and will be prepared for immediate occupancy. The front door opens into the hallway that gives access to the ground floor accommodation and has the staircase to the first floor. The kitchen 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, dishwasher and integral fridge/freezer. The living room is of a good size and has patio doors to the garden. The first floor has two double bedrooms and the family bathroom suite that comprises of a panel bath with overhead shower, hand basin, WC, heated towel rail and extractor fan.

Externally, there is allocated parking for two vehicles, and side access to the back garden. 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.

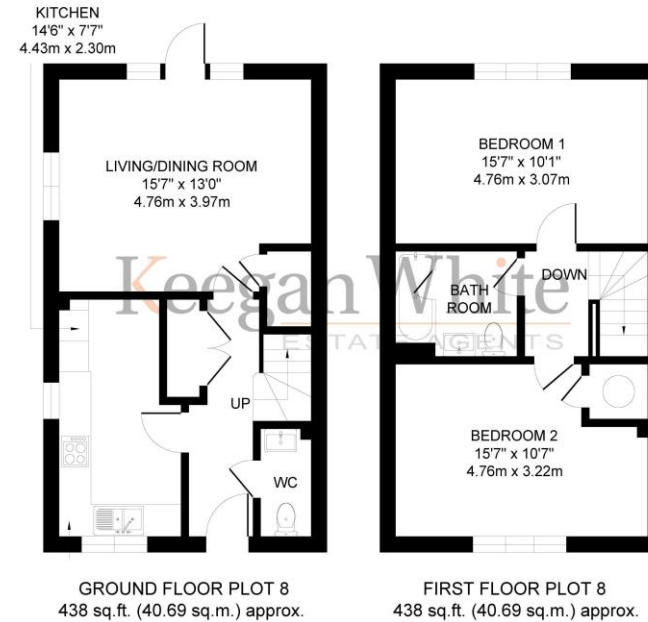
Shared ownership options:

25% share purchase price £122,500 - 2.5% rent on the unowned share = £766pcm

50% share purchase price £245,500 - 2.5% rent on the unowned share = £510pcm

75% share purchase price £367,500 - 2.5% rent on the unowned share = £255pcm

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



TOTAL FLOOR AREA : 876 sq.ft. (81.38 sq.m.) approx
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