

Plot 15 Crispin Gardens | Lower Shiplake | RG9 4FN

- Shared Ownership Options
- Ground Floor
- Private Entrance
- Two Bedrooms
- Allocated Car Parking
- ICW 12 Year Building Warranty

This ground floor maisonette is due for build completion April 2026, subject to the developer's progress and will be prepared for immediate occupancy. With its own private front door, the property has been designed for modern living with an open plan kitchen living room that also has twin doors that open to the communal gardens. 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.

Shared ownership options

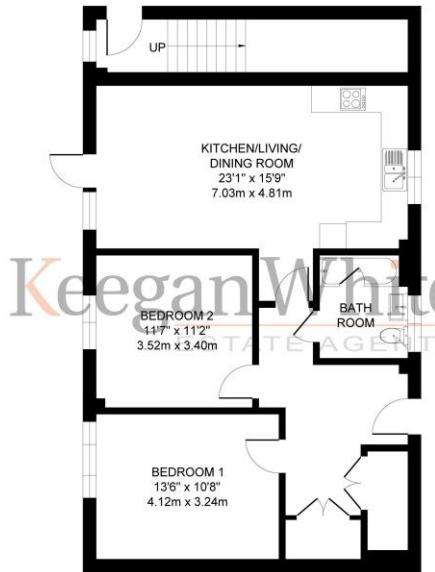
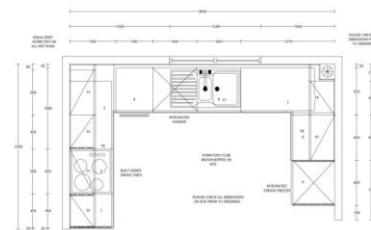
10% share purchase price £40,000 - 2.5% rent on the unowned share = £750 pcm

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

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



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GROUND FLOOR PLOT 15
801 sq.ft. (74.37 sq.m.) approx.

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