



Keegan White
ESTATE AGENTS

34 Tallow Lane | £111,250



Red Kite

Community Housing



Features

- Shared Ownersip
- EPC B (83)
- New Build
- Three Bedrooms
- Kitchen Diner
- Air Source Heat Pump

The front door opens into an entrance lobby that has stairs rising to the first floor and a doorway into the living room that has window to front aspect. Between the living room and the kitchen is a lobby area that has a large storage cupboard and the guest WC. The kitchen diner is to the rear, with patio doors that lead out to the garden. The kitchen is equipped a range of base and eye levels storage units, work top, sink and drainer, fridge freezer, washing machine, oven, hob and extractor fan. To the first floor,

there are three well-proportioned bedrooms, and the family bathroom that comprises of a white three piece suite including a panel bath with overhead shower, hand basin, WC and window to side aspect. Externally, there is off street parking to the front for two cars and a side gate that leads to the back garden that has a patio area, lawn, with fencing to borders. The property's heating has a low carbon impact with air source heat pump to radiators. Overall Square footage is 969 sqft/90 sqm.

34 Tallow Lane | Watlington | OX49 5LZ



Watlington is a historic market town in the Chiltern Hills and is located in between Oxford and High Wycombe. The town has a good mix of retail, leisure and hospitality venues, along with National Trust land with stunning panoramic views of the open countryside. There is a strong local community with a number of local groups and societies for local residents. For commuters, Junction 6 of the M40 is about 3 miles away and the nearest railway station is 8 miles away at Princes Risborough. Watlington has its own primary school and the nearest secondary school is in neighbouring Icknield.

Shared ownership options:

25% share purchase price £111,250 - 2.5% rent on the unowned share = £695 pcm.

50% share purchase price £222,500 - 2.5% rent on the unowned share = £464 pcm.

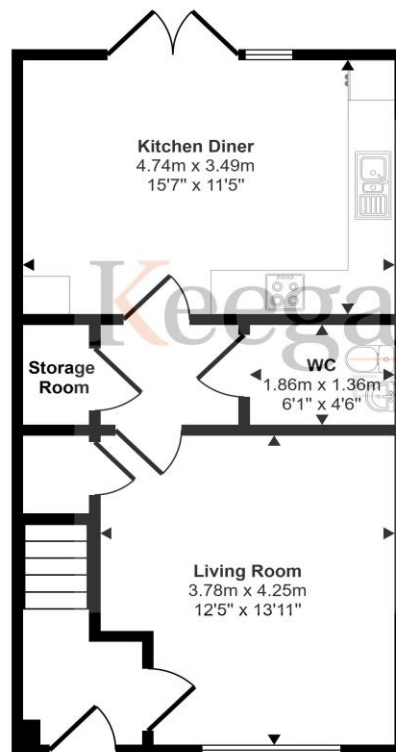
75% share purchase price £333,750 - 2.5% rent on the unowned share = £232 pcm.

There are onsite service charges for the roads, drainage, communal gardens and insurance, which is £476 per annum. The energy performance rating of B (83).

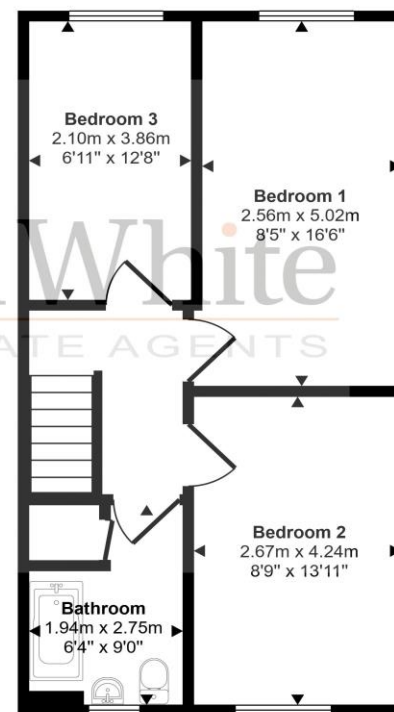




Approx Gross Internal Area
90 sq m / 969 sq ft



Ground Floor
Approx 45 sq m / 484 sq ft



First Floor
Approx 45 sq m / 485 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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