soha



1B Pages Orchard

Sonning Common Reading, RG4 9LW

60% Shared Ownership £228,000

Spacious Two Bedroom Semi-Detached Home in the Heart of Sonning Common

Occupying a pleasant position within a quiet residential cul-de-sac in the sought-after village of Sonning Common, this well-presented two-bedroom semi-detached home offers spacious and well-balanced accommodation throughout.

The accommodation comprises a welcoming entrance hall, cloakroom/WC, modern fitted kitchen and an impressive dual-aspect lounge/dining room, creating a bright and versatile living space ideal for both everyday living and entertaining. To the first floor are two generous double bedrooms and a family bathroom.

The property enjoys a bright and airy atmosphere throughout and further benefits from one allocated parking space, access to shared visitor parking, and a lease currently in the process of being extended to 990 years.

Conveniently located close to a range of local amenities, including shops, schools and green open spaces, the property also offers excellent access to Reading and the surrounding area. Sonning Common is a highly desirable village, renowned for its strong community atmosphere, excellent local facilities and attractive South Oxfordshire setting.

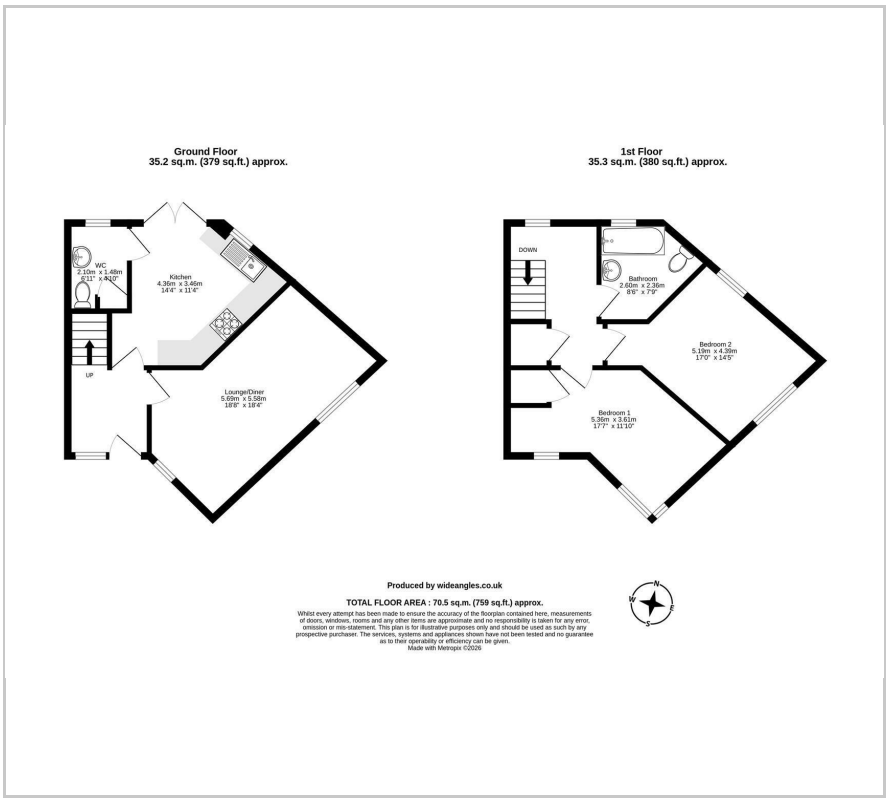
You may be eligible for shared ownership if:

Your household income is under £80k
You do not own another property (or your current property is being, or about to be, sold)
You are not married to someone who owns another property

- Full Market Value £380,000
- Shares Available 60% -75%
- Current Monthly Rent £339.47
- Current Monthly Service Charge £16.29
- Lease Term Remaining 78 years (currently being extended to 990 years)
- EPC Rating C
- Council Tax Band C
- Allocated Parking Space
- 1 Shared Visitors Space

2 0 1 C

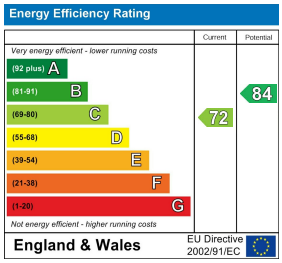
Floor Plan



Area Map



Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Royal Scot House 99 Station Road, Didcot, Oxfordshire, OX11 7NN
Tel: 01235 515900 Email: Sales@ soha.co.uk