

Shared Ownership at LITTLE LEES, CHARLBURY

Two - 2 Bedroom Maisonettes



Computer generated images (CGI) have been created from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The CGI shows a typical Soha Housing Limited house of this type, but there may be variances from site to site. External materials, finishes, landscaping may vary throughout the development. Homes may also be built handed (mirror image). Please enquire for further details.



Images of a typical Soha home. Finishes may vary from those shown, due to our policy of continuous development.



Quality affordable homes through our shared ownership scheme offering you the opportunity to purchase your own home in the beautiful town of Charlbury.

Little Lees is finished to the highest standards demanded from a modern home with many energy saving and innovative features, all underpinned by a 12 year NHBC warranty.

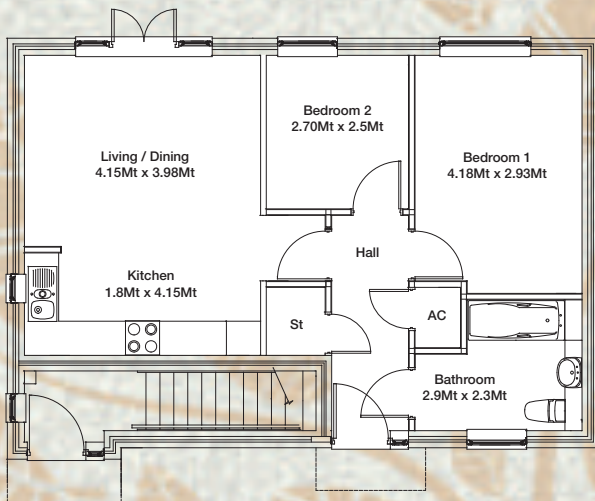
Charlbury is an ancient market town well situated in the Oxfordshire Cotswolds. It has become increasingly popular in recent years with those seeking the benefits of a country lifestyle yet requiring easy access to London, Oxford and other major centres.

Charlbury has several pre-school nurseries and an excellent primary school. Leisure and entertainment are catered for with Charlbury Town Football Club, Cricket Club, Tennis Club.

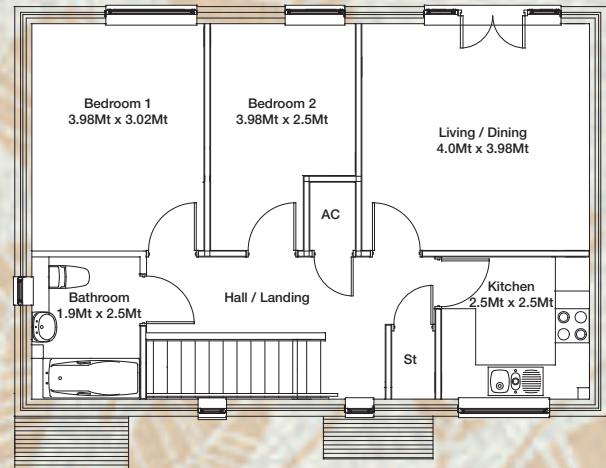
The entire town is designated as a Conservation Area situated on the River Evenlode overlooking Wychwood Forest and is located within the Cotswolds Area of Outstanding Natural Beauty.

The town retains a mainline railway station (Oxford 17 minutes, London Paddington 76 minutes)

FLOOR PLANS



GROUND FLOOR HOME



FIRST FLOOR HOME

Soha Housing Limited has a policy of continuous improvement and reserves the right to change specifications, designs, floor plans and site plans at any time.

Room dimensions are subject to change and should not be used when ordering floor coverings or furnishings. Each measurement is the longest and widest point of any irregular shaped rooms. Please ask the Sales Advisor for up-to-date information when reserving your new home.

Directions

From the South entering Charlbury on the B4022 Fawler Rd, continue into Sturt Rd, then take the third right into Lees Heights, then right again towards Little Lees at the end of the road. The development will be on your left.

From the West entering on the B4437 Forest Rd, turn right into Market Street which then becomes Hixet Wood, at the end turn left into Sturt Rd (B4022) then take the third right into Lees Heights, then right again towards Little Lees at the end of the road. The development will be on your left.

Property Features

- 12 Year NHBC Warranty
- UPVC double glazing
- Telephone points to lounge & main bedroom
- TV points to lounge & bedrooms
- Gas central heating

Kitchen

- Fully fitted with wall & floor units
- Stainless steel sink unit
- Ceramic flooring
- Plumbing for washing machine
- Low energy downlights

Bathroom

- White sanitaryware
- Bath/shower mixer
- Shower screen
- Fully tiled around bath area

Exterior

- Designated parking bay
- Visitor parking

Security

- Wired smoke alarms
- Mortise lock to front door
- Exterior lighting



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Little Lees, Charlbury Sales and Rental Values

Plot No	Type	Property Address	OMV	50% share	50% Rent pcm	60% share	40% Rent pcm	75% share	25% Rent pcm	Service Charge (estimate) pcm
3	2 Bedroom Ground Floor Flat	5 Little Lees, Charlbury OX7 3HB	£172,500	£86,250	£179	£103,500	£143	£129,375	£89	£37.42
4	2 Bedroom First Floor Flat	7 Little Lees, Charlbury OX7 3HB	£175,000	£87,500	£182	£105,000	£145	£131,250	£91	£37.42
9	2 Bedroom House	17 Little Lees, Charlbury OX7 3HB	£205,000	£102,500	£213	£123,000	£170	£153,750	£106	£24.92
10	2 Bedroom House	19 Little Lees, Charlbury OX7 3HB	£205,000	£102,500	£213	£123,000	£170	£153,750	£106	£24.92

Purchase options and availability will be subject to financial assessment by Soha Housing Limited and priority will be given to applicants living and/or working in the West Oxfordshire District Council area.

The Service Charge is payable to cover items such as communal area cleaning, grounds maintenance, buildings insurance, ground rent etc.

Please remember that your total monthly payment is the rent and service charge plus the mortgage payment you will make on the value of the percentage share you buy.