



Cliveden Gages, Taplow, Maidenhead



Summary of accommodation

A lovely two bedroom, ground floor apartment with woodland views in this popular age restricted development.

An outstanding feature of No. 73 is the covered deck running the whole length of the apartment with doors from both bedrooms and the living/dining room. From here there are lovely views across communal lawns and to the wooded grounds of the Cliveden Estate.

Entrance hall | Living/Dining room with open plan kitchen
Main bedroom with en suite bathroom | Guest bedroom
Shower room | 39ft covered deck | Communal gardens and grounds extending to approximately 16 acres.



Guide price: £560,000

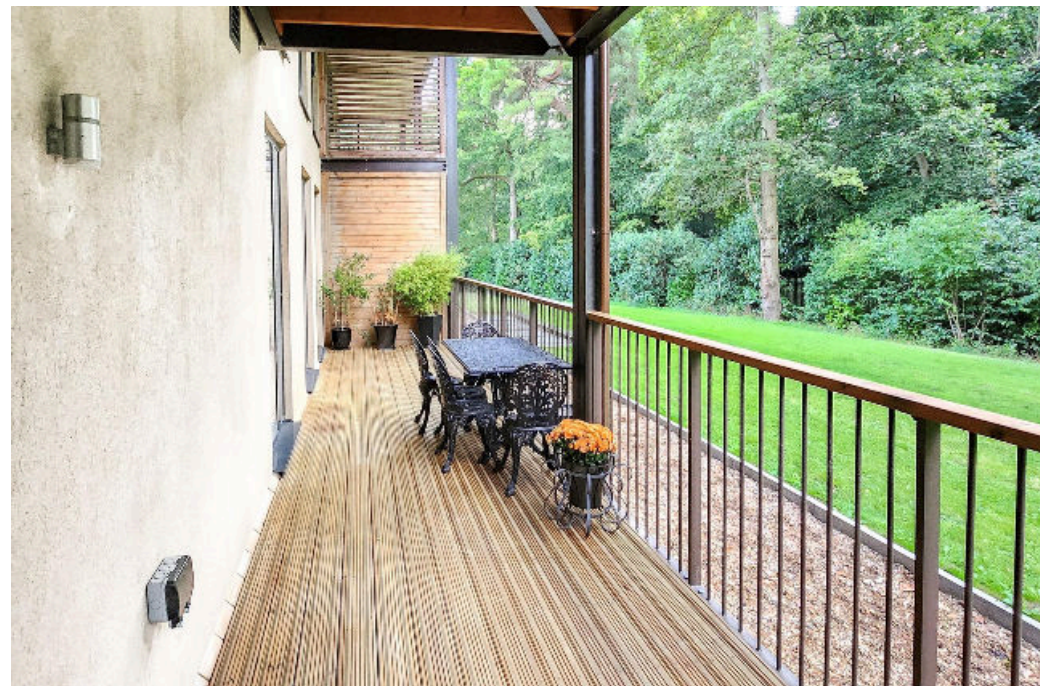
Tenure: Leasehold: approximately 109 years remaining

Service charge: £4900 per annum

Ground rent: £300 per annum

Local authority: Buckinghamshire Council

Council tax band: TBC







Cliveden Gages

Accessed from the light and airy communal hall, the front door leads into the entrance hall from which doors give access to the principal rooms in the apartment. The generous open plan living/ dining room incorporates the very well fitted kitchen with a good range of eye and base level units and integrated appliances.

The main bedroom with door to the decked terrace benefits from a lovely en suite bathroom and the guest bedroom, also with door to the terrace, is just across the hall from the shower/wet room. A feature of particular note is the underfloor heating throughout the property.

Cookham station 1.7 miles

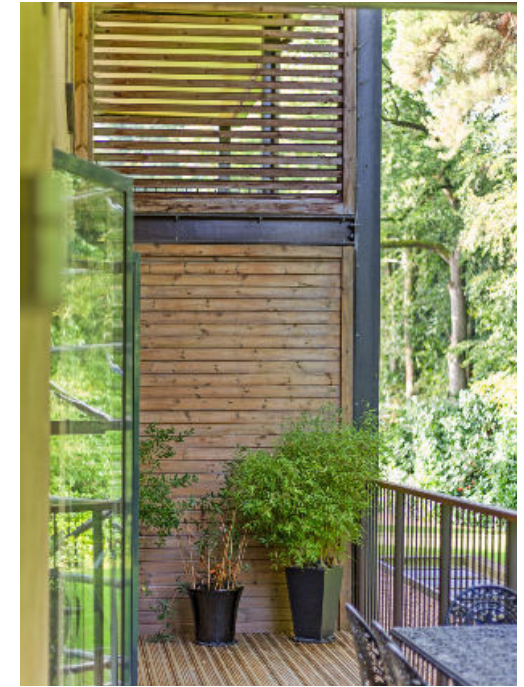
Taplow 2 miles

Maidenhead 4 miles

Beaconsfield 5 miles

(All distances & times are approximate)





Mains water,
electricity, drainage
and underfloor
heating.



Gardens & Grounds

The communal grounds are a real feature of Cliveden Gages and provide a wonderful manicured backdrop to these exclusive properties. During Cliveden's opening hours, residences have free and un-restricted access to its stunning range of woodland and riverside walks, gardens and beautiful vistas.

The range of services available to all residents within the village ensures an exceptional lifestyle and an Estate Concierge oversees the day to day life within the village itself.

** Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property. **

Location

Cliveden Gages is set within the grounds of The Cliveden Estate, blending naturally into the 16 acres in which it is set. It respects rather than challenges the trees that dominate the surrounding landscape. Together it makes up a sustainable community that compliments Cliveden's landscape, both on an aesthetic and environmental level.

Every day amenities can be found at Burnham or Taplow Village, whilst more comprehensive facilities are available in nearby Beaconsfield, Maidenhead and Windsor. The area boasts a number of golf clubs in Burnham Beeches, Gerrards Cross, Stoke Poges and Denham.

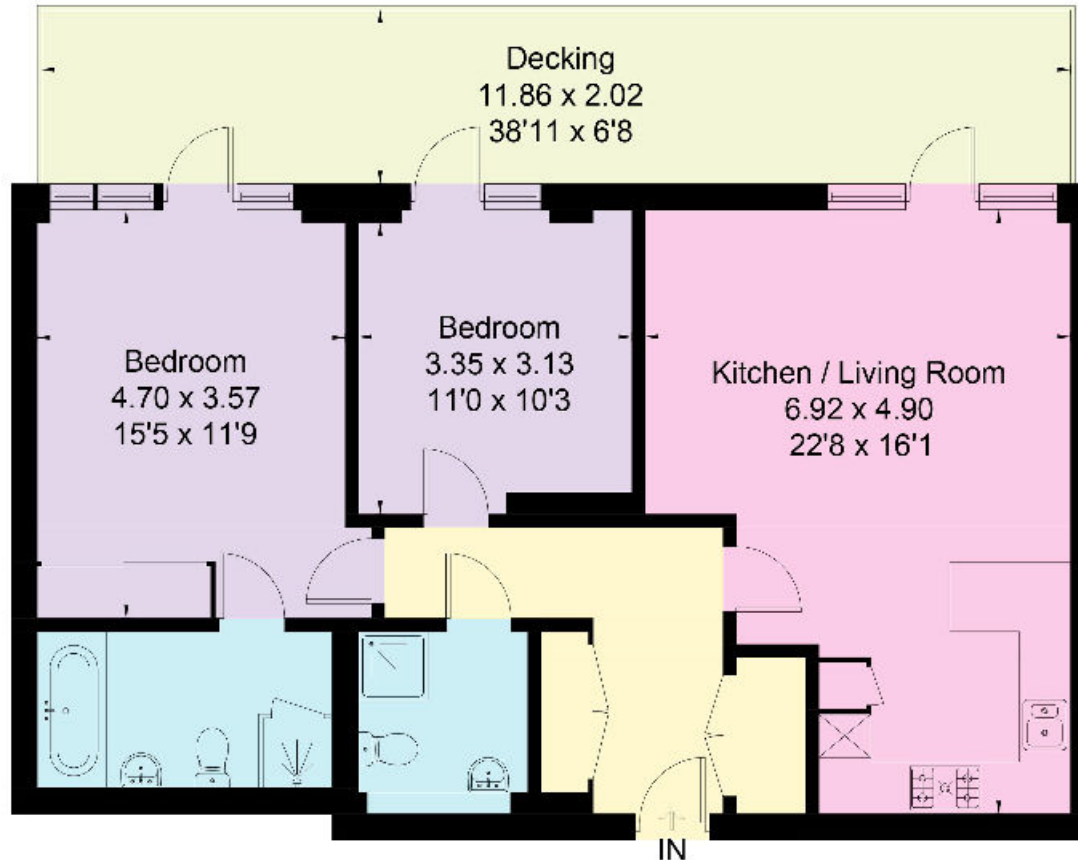
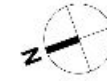
The National Trust has overseen the care and maintenance of Cliveden since its last owners, the Astor family, bequeathed it to the nation in 1942. Cliveden Village enjoys an ideal situation, being within commutable distance from Central London and Heathrow Airport.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Approximate Area = 82.6 sq m / 889 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Ground Floor

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I would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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