



bonners & babingtons

Cliveden Gages  
Taplow

# Cliveden Gages, Taplow OIEO £375,000

Cliveden Gages is a stylish development situated in a quiet and secluded location between Marlow and Maidenhead within 16 acres of woodland on the Cliveden Estate. This particular property is positioned on the first floor of the development and benefits from two good sized bedrooms, master with ensuite, a further family shower room, lounge with open plan kitchen and a generous west facing balcony. As you enter the property you are greeted by a spacious entrance hall offering access to all rooms, immediately in front of you is the large lounge which then proceeds around to the right and into the kitchen area. There are double doors leading on to the balcony which is large enough to accommodate a dining table with elevated views over the Cliveden Estate Woodland. Moving along the hallway there is a shower room on you left, directly opposite this is bedroom two with fitted wardrobes. At the end of the hallway is the master bedroom with en suite bathroom and double fitted wardrobes. The apartment is serviced by well kept communal areas including elevators to all floors, delightful communal grounds and has two allocated parking bays, one underground and one to the front of the property. The development also benefits from solar hot water systems and residents have direct access to Cliveden Estate private 400 acre grounds. Offered to the market with no onward chain this high class apartment is recommended for clients looking for a peaceful lifestyle yet still offers convenient access to Marlow and Maidenhead town centres all within a short 10 minute drive.

**Lease Length – 125 years**

**Service Charge - £5,500**

**Ground Rent - £300**

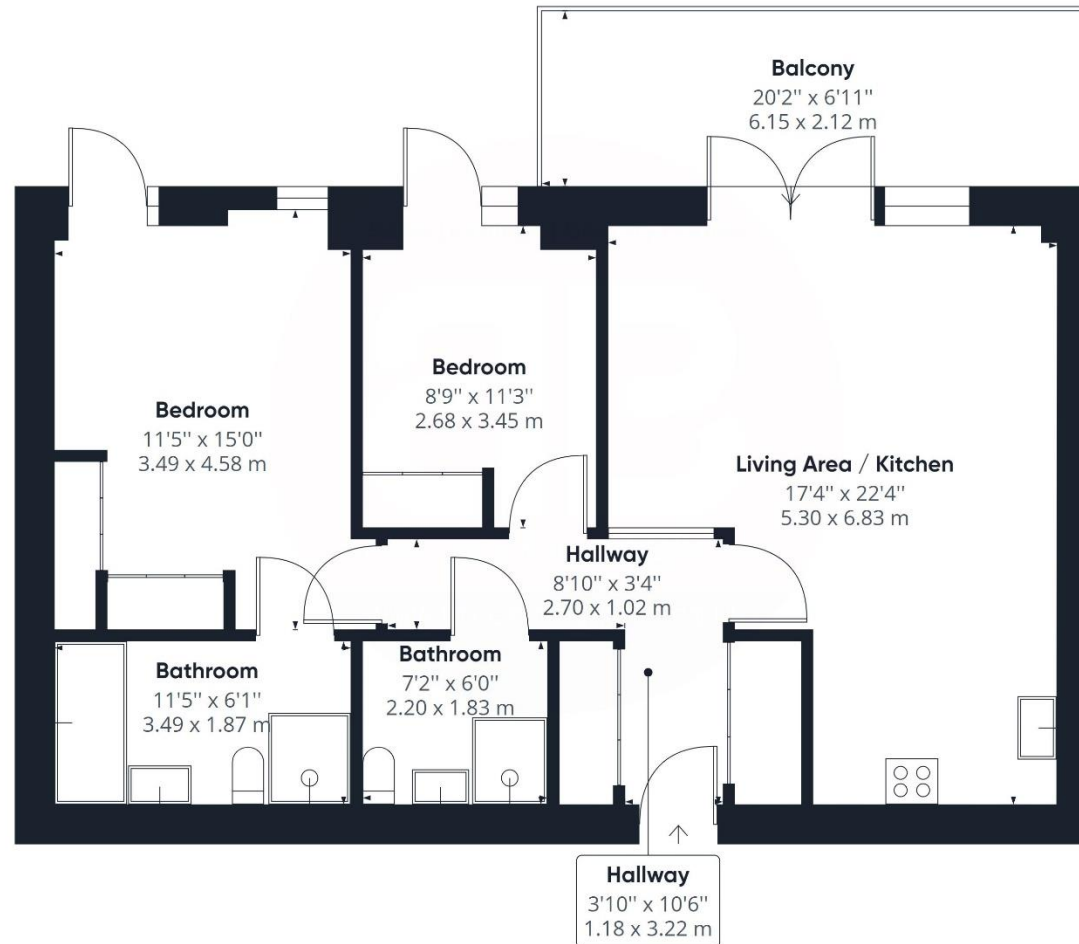
**Council Tax - Band E**

**Local Authority – Maidenhead and Windsor DC**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 Plus)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
827.81 ft<sup>2</sup>  
76.91 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

3 Anglers Court, Spittal Street, Marlow,  
Bucks, SL7 3HJ

01628 333800

www.bb-estateagents.co.uk

