

# 115 Cliveden Gages, Taplow, Maidenhead

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A delightful two-bedroom apartment featuring a remarkable open-plan kitchen/living/dining area and a balcony offering woodland views.

### Summary of accommodation

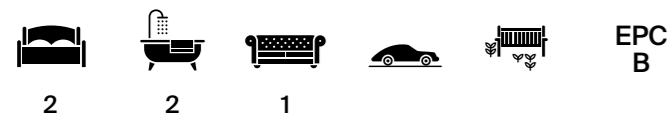
**First Floor** – Entrance hall | Kitchen/Dining/Sitting room

Double bedroom with en suite | Family shower room | One further bedroom  
Balcony

**Garden and grounds** - Parking | Communal lawns and the wooded grounds of the Cliveden Estate

### Distances

Cookham Station 1.7 miles, Taplow 2 miles (London Paddington 40 mins),  
Bourne End 2.5 miles, Maidenhead 4 miles (London Paddington 26 minutes),  
Beaconsfield 5 miles (M40 J2, London Marylebone 30 mins), M4 (J7) 8 miles,  
Heathrow 15 miles, Central London 28 miles  
(All distances and times are approximate)



### Location

Located within the Cliveden Estate's 16 acres, Cliveden Gages harmoniously blends into its surroundings, offering a sustainable community in close proximity to Burnham, Taplow Village, Beaconsfield, Maidenhead, and Windsor. The area boasts several golf clubs and benefits from the National Trust's stewardship of Cliveden since 1942. With easy access to Central London and Heathrow Airport, Cliveden Village provides an ideal balance of serenity and convenience.





## 115 Cliveden Gages

Accessed via a convenient lift or stairs to the first floor, the front door leads into the entrance hall from which doors give access to the principal rooms in the apartment.

The generously sized open plan living/dining room integrates an enhanced and enlarged Simon Taylor luxury kitchen with sleek finishes and integrated appliances. The living area benefits from a balcony leading off it, and this entire room boasts ample natural light through its dual-aspect windows.

The principal bedroom offers abundant built-in storage, private woodland views, and an en suite bathroom with a separate bath and shower. The second bedroom, also spacious and with built-in storage, is served by a nearby family shower room.







## Garden and Grounds

The property boasts scenic views of communal lawns and the wooded grounds of the Cliveden Estate. Residents enjoy free access via a private gate, approximately 200 yards away, to Cliveden's woodland walks, gardens and amenities. Also, a considerable number of residents are members of the Cliveden Club. Membership entitles members to the free use of the indoor tennis court, circa 200 yards away, and of the spa at the world-famous Cliveden House Hotel which has one indoor and one outdoor pool- both heated, a sauna, a hot tub and a well-equipped gym.

An estate concierge oversees daily life within the village, ensuring an exceptional lifestyle for residents.



## Property Information

**Price Guide:** £650,000

**Tenure:** Leasehold.

**Services:** Mains water, electricity, gas & drainage.

**Local Authority & Council Tax Band:** Buckinghamshire Council. Band F

**EPC:** B (rating 84)

**Postcode:** SL6 0GB

**Leasehold Information:**

**Ground Rent:** £300.00

**Service Charge:** £4813.38 per annum

**Lease Length:** 125 years from 01st January 2007

**Lease Expiry Date:** 31st December 2131

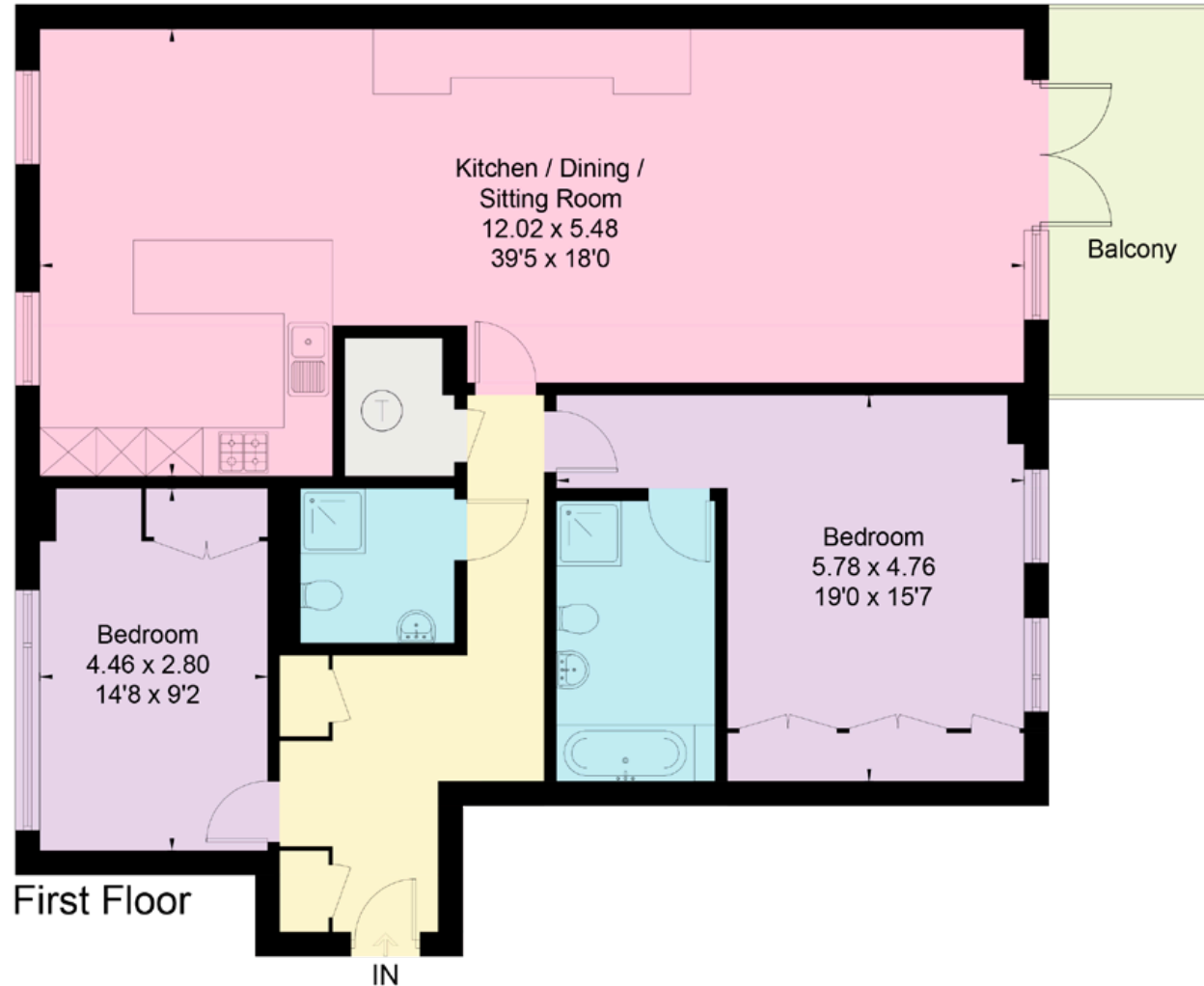
**Agents Note:** Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



## Approximate Gross Internal Floor Area

118.3 sq m / 1,273 sq ft

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.



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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 April 2024. Photographs and videos dated March 2024.

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