

Skindles Gateway, Maidenhead



A stunning apartment of nearly 1,500 square feet, built close to the River Thames.

Summary of accommodation

Communal entrance | Entrance hall | Sitting/dining room

Kitchen/breakfast room | Utility room | Pantry/store

Principal bedroom with en suite shower room | Guest bedroom | Family bathroom

Outside - Two dedicated parking spaces | Shared gardens | Cycle store | Bin store

Distances

Regular train services run from Taplow 0.8 miles and Maidenhead 1.8 miles, to Reading (15 mins) and London Paddington (25 mins). London Heathrow 13 miles, Central London 30 miles. (Distances and time approximate).



2



2



1



2



2

EPC

B





Location

Skindles Gateway is located close to the banks of the River Thames just by Maidenhead Bridge and within easy reach of the amenities in Maidenhead and Taplow. Forming part of Taplow Riverside, a beautiful scheme in a wonderful setting, close to picturesque villages, and yet within two miles of Elizabeth Line stations at both Taplow and Maidenhead. Road links are good via the A404(M) and M4 motorway with Heathrow just 13 miles away (approximately 20 minutes by car).

Set between the River Thames and the Jubilee River, Taplow Riverside boasts a 19 acre country park with meadows and picnic areas as well as walks along the river banks and tow-paths. There is riverside dining available at the renowned Roux at Skindles brasserie restaurant and the contemporary pub and restaurant Hall and Woodhouse Taplow. A few hundred yards away, on Boulters Island, is another very well regarded restaurant and bar, The Boathouse at Boulters Lock.

Skindles Gateway

Approached from the welcoming communal entrance, Flat 2 Skindles Gateway occupies the whole of the first floor in this lovely block of just three apartments. The oversized front door leads into a generous entrance hall with super ceiling heights which are carried on throughout the apartment. Off the hall is a generous cloakroom and good sized storage cupboard. Directly ahead of you as you enter is a door with glazed side panel leading into the main reception room, with plenty of space for a seating area and separate dining space. Two sets of full height glazed double doors open to Juliet balconies with a further window boasting views towards the river. A further set of double doors open to the kitchen/breakfast room which can also be approached directly from the entrance hall. The Leicht kitchen is beautifully fitted with two ovens, dishwasher, built in fridge and freezer. The induction hob has an extractor over. Beyond the kitchen is the utility room with plumbing for automatic washing machine and tumble dryer and off this is a good sized store cupboard/pantry. The apartment is finished to the very highest standards, with good ceiling heights, double glazed windows, ceiling speakers, underfloor heating, data points, 5 amp lighting circuits, deep coving and skirtings.

The principal bedroom has large windows, built in wardrobes and a super en suite shower room. The guest bedroom, also with built in wardrobes, is immediately adjacent to the family bathroom.

Outside, the apartment benefits from an area of south facing landscaped garden, shared with the two other flats and has two dedicated parking spaces, a lockable bin store and useful cycle storage area.









Property Information

Guide Price: £750,000

Tenure: Leasehold

Leasehold: 999 years from Jan 2019

Service Charge: £2,891

Ground Rent: £400 per annum

Services: All mains services, gas, electricity, water and drainage

Local Authority: Buckinghamshire Council

Council Tax Band: F

Energy Performance Certificate Rating: Band B

Postcode: SL6 0AG

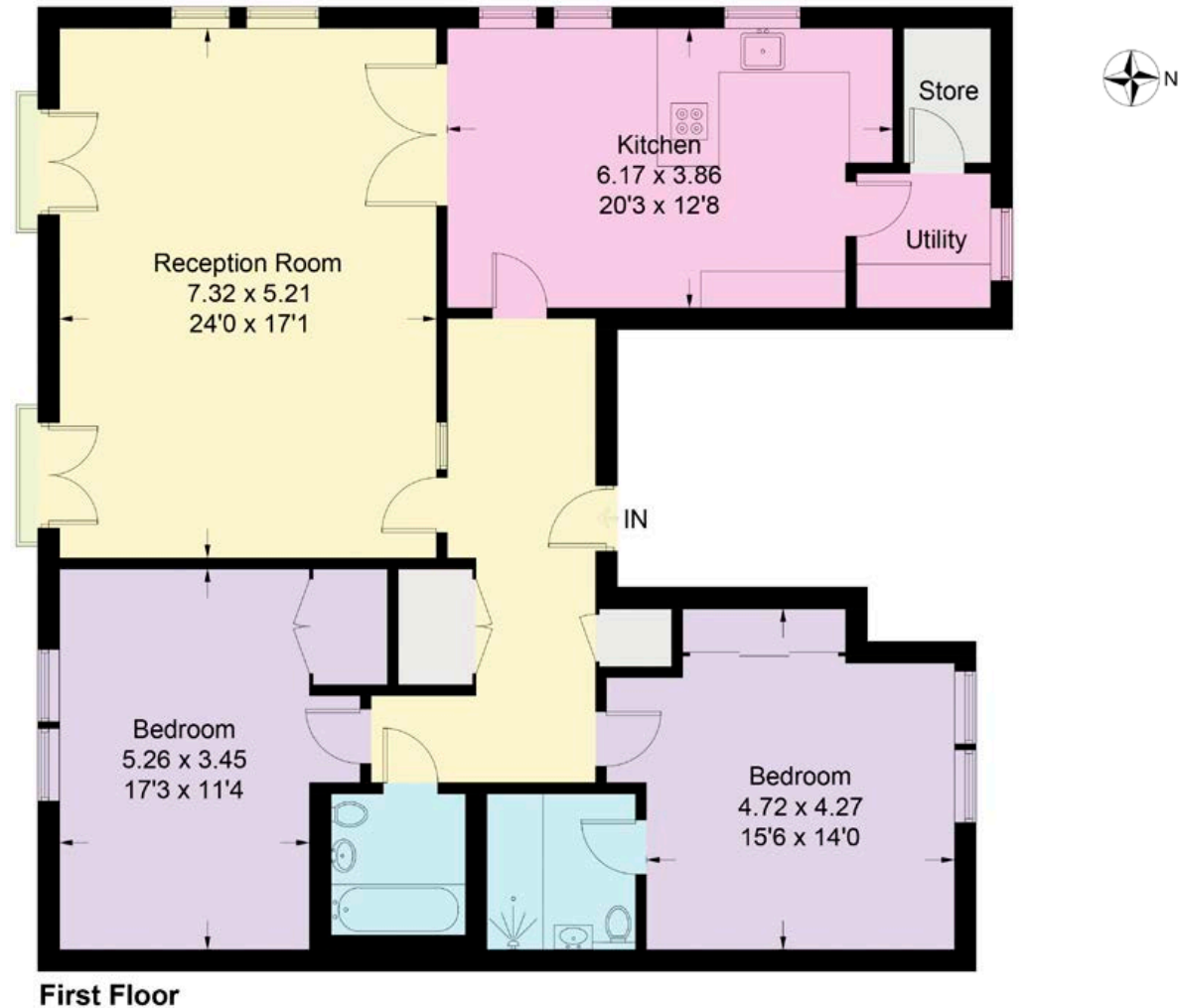
Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

1377 sq m / 1,482 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.



First Floor

Bucks & Herts
St Mary's Court
Amersham
HP7 0UT
knightfrank.co.uk

I would be delighted to tell you more

William Furniss
01494 675368
07831 296845
william.furniss@knightfrank.com



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated August 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.