

HUNT & NASH

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3 Jubilee Wharf, Glen Island, Taplow Riverside Berkshire SL6 0BN

**STYLISH GROUND FLOOR APARTMENT IN THE EXCLUSIVE RIVERSIDE DEVELOPMENT
ONE DOUBLE BEDROOM: OPEN PLAN LIVING SPACE
FITTED KITCHEN WITH APPLIANCES: BATH/SHOWER ROOM: PRIVATE TERRACE
RESIDENT'S PARKING: JUBILEE RIVER VIEWS: NO ONWARD CHAIN
COUNCIL TAX BAND D: EPC RATING B
REMAINDER OF 999 YEARS UNEXPIRED LEASE FROM 2018
GROUND RENT TBC: ANNUAL SERVICE CHARGE TBC**



Jubilee Wharf forms part of the award-winning Taplow Riverside development built by Berkeley Homes in 2018. This ground floor apartment benefits from a private terrace and enjoys a pleasant outlook onto beautifully landscaped grounds set between the Thames and Jubilee rivers

Taplow Riverside is within easy reach of both Taplow village and Maidenhead town. There is a good range of dining options locally on the banks of the Thames, including Roux at Skindles and the new Hall & Woodhouse pub, Michelin starred restaurants in nearby Bray. The property affords connections into London, Heathrow Airport and the West Country, road links are accessible via the A404(M) to both the M4 and M40 motorways. Rail services run from both Taplow (1.3 miles) and Maidenhead (1.9 miles) with travel to Reading and London Paddington available, each served by the Elizabeth Line.

Sporting facilities are varied, with golf at Temple, Burnham Beeches and Beaconsfield. Sailing is available at both Upper Thames Sailing Club and Cookham Reach Sailing Club and racing at Windsor, Ascot and Newbury. In addition, there is a wide variety of cultural events at Cliveden National Trust, The Swan Theatre in High Wycombe and the Theatre Royal in Windsor.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £450,000 . . . LEASEHOLD

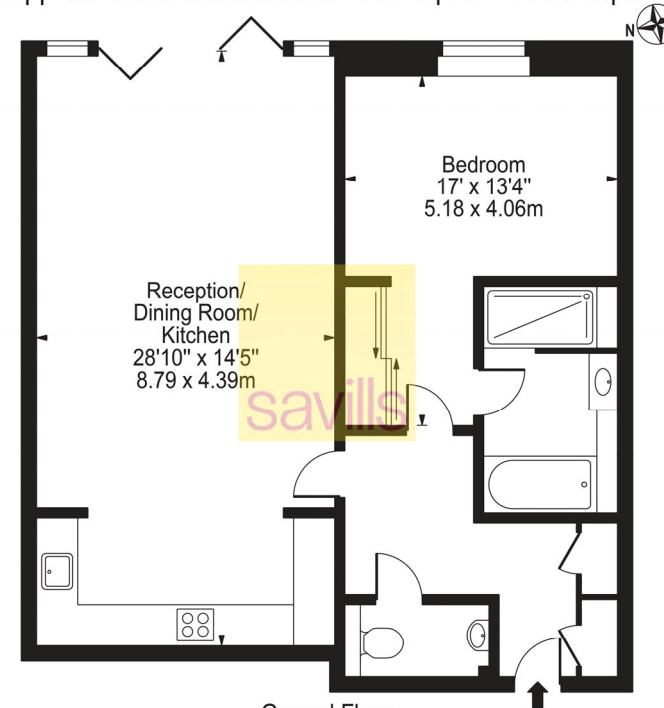
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



Jubilee Wharf, SL6

Approx. Gross Internal Area 818 Sq Ft - 75.99 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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