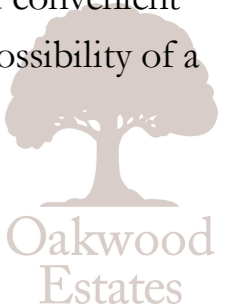


This two double bedroom/two bathroom first floor executive apartment is located within a tranquil setting backing onto the stunning woodland grounds of 'Cliveden House' - which is under National Trust ownership. The property is part of a development which is exclusively for applicants of 55 years or older and comes onto the market in superb order. The layout features a 15ft living/dining room with balcony access, a granite fitted open plan kitchen, two double bedrooms - the master bedroom with fitted wardrobes and a four piece ensuite bathroom - in addition to a shower room off the hallway. The property benefits from underfloor heating throughout and triple glazing. Externally there is secure and allocated underground parking for two cars and a secure entry phone system. The development is set within a semi-rural location behind a gated entrance and well-tended communal gardens. This property is an excellent investment, nicely positioned within a quiet and convenient location, and comes onto the market with no onward chain allowing for the possibility of a quick sale.





## Property Information

-  TWO DOUBLE BEDROOM FIRST FLOOR EXECUTIVE APARTMENT
-  OVER 55'S DEVELOPMENT ONLY
-  NATIONAL TRUST DEVELOPMENT BACKING ONTO STUNNING WOODLANDS
-  UNDERFLOOR HEATING
-  15FT LIVING/DINING ROOM
-  GRANITE FITTED KITCHEN
-  1 BATHROOM/1 ENSUITE
-  UNDERGROUND SECURE PARKING X 2
-  GATED DEVELOPMENT
-  NO CHAIN

					
x2	x1	x2	x2	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### External

There is secure and allocated underground parking for two cars and a secure entry phone system. The development is set within a semi-rural location behind a gated entrance and well-tended communal gardens.

### Lease Information

Service Charge = £7,000 per annum (or £583.33 per month)

Ground Rent = £300 per annum

### Transport Links

Nearest stations:

- Taplow (0.7 miles)
- Maidenhead (1.5 miles)
- Furze Platt (1.6 miles)

The property is just a 20 minutes' drive away from Heathrow and the M4, M25 and M40 motorways are conveniently located.

### Location

The village of Taplow is known for its traditional charm and includes a local pub the Oak & Saw, where you can get a good pint of English ale and freshly cooked food. If you are seeking something different, the Jubilee River Riverside Centre in Slough offers rowing and kayaking, which is great for family events. The property is located near to the River Thames, facing Maidenhead, Berkshire. Burnham is close by with many green open spaces and footpaths, including Burnham Beeches, Stoke Common and the former Astor family estate of Cliveden (now National Trust), with its glorious gardens overlooking the Thames.

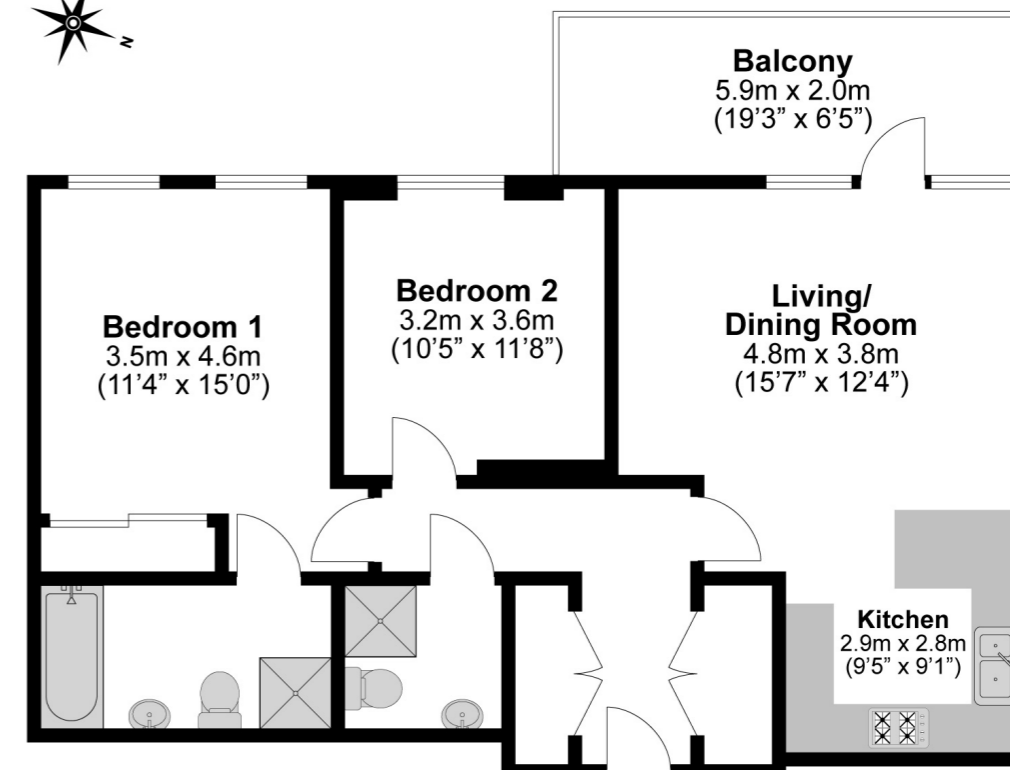
### Council Tax

Band E

## Floor Plan

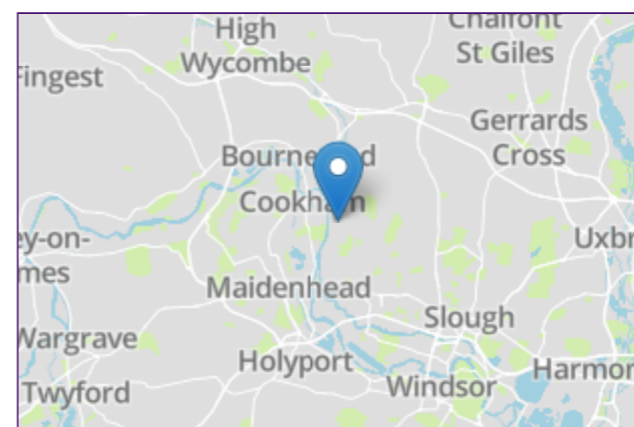


**Total Approximate Floor Area**  
904 Square feet  
84 Square metres



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	