



Braxton



132 Cliveden Gages, Taplow, Buckinghamshire SL6 0GB

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GUIDE PRICE: £450,000 LEASEHOLD

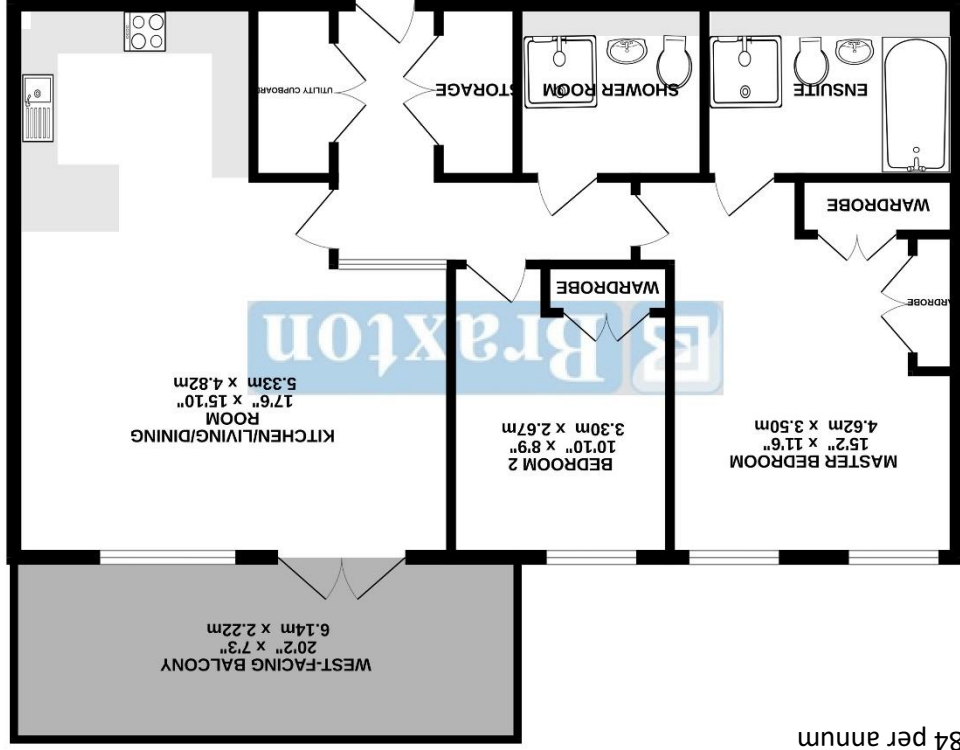
Located within 16 acres of mature woodland at Cliveden Estate, a well presented two bedroom first floor apartment designed exclusively for over 55's. The property features a large entrance hall with oak flooring and storage cupboards, an open plan kitchen/sitting/dining room with oak flooring and patio doors leading to a generous west facing balcony boasting views over the grounds and surrounding woodland, a well-equipped kitchen, main bedroom with en-suite, second double bedroom and shower room. The property further benefits from a solar hot water system and two allocated parking spaces. Residents of Cliveden Village benefit from direct access to the grounds of Cliveden Estate.

***LARGE ENTRANCE HALL WITH OAK FLOORING & STORAGE CUPBOARDS *OPEN PLAN KITCHEN/SITTING/DINING ROOM WITH OAK FLOORING *GENEROUS PATIO WITH VIEWS OVER THE GROUNDS & SURROUNDING WOODLAND *MAIN BEDROOM WITH FITTED WARDROBES & EN-SUITE *SECOND DOUBLE BEDROOM WITH FITTED WARDROBES *SHOWER ROOM *SOLAR HOT WATER SYSTEM *TWO ALLOCATED PARKING SPACES *EPC RATING B**





Council Tax Band E – currently £2551.84 per annum
 Maintenance £4,200 per annum
 109 years remaining
 Ground rent £300 per annum



FIRST FLOOR
 836 sq.ft. (77.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the layout contained herein, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for relative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 6/2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.



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