

TAPLOW
RIVERSIDE
BUCKINGHAMSHIRE

Jubilee Terrace
3 BEDROOM
Houses

Nos. 188, 189*, 190 and 191*



Computer generated image of Nos. 188, 189, 190 and 191, indicative only

Berkeley
Designed for life

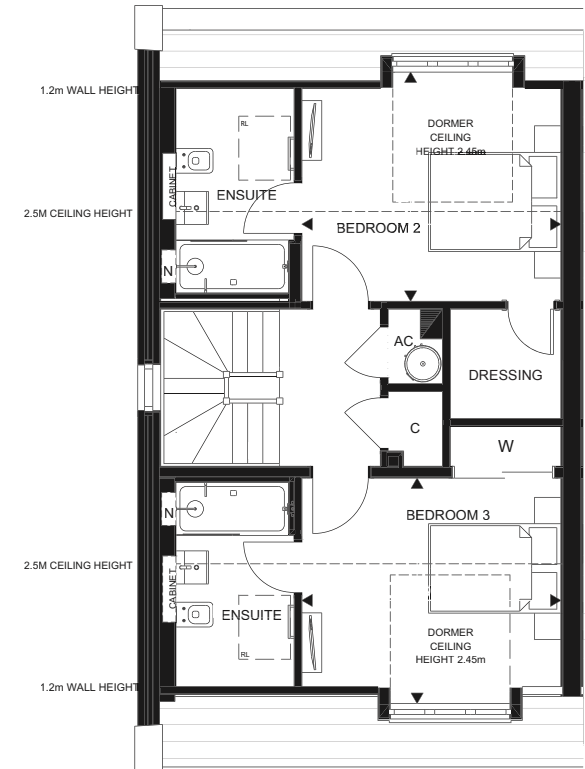
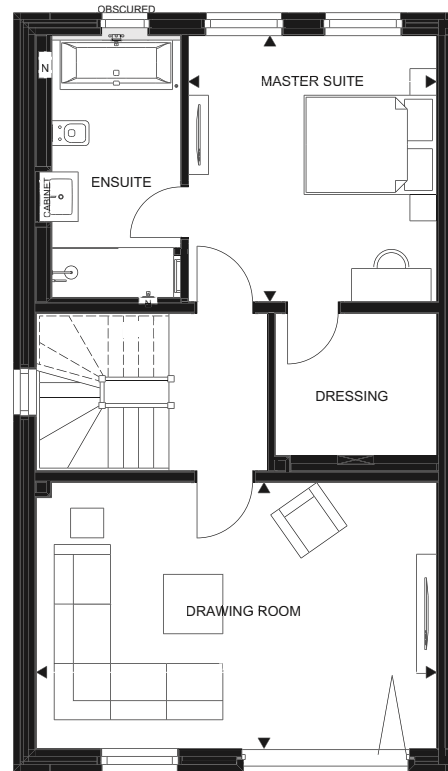
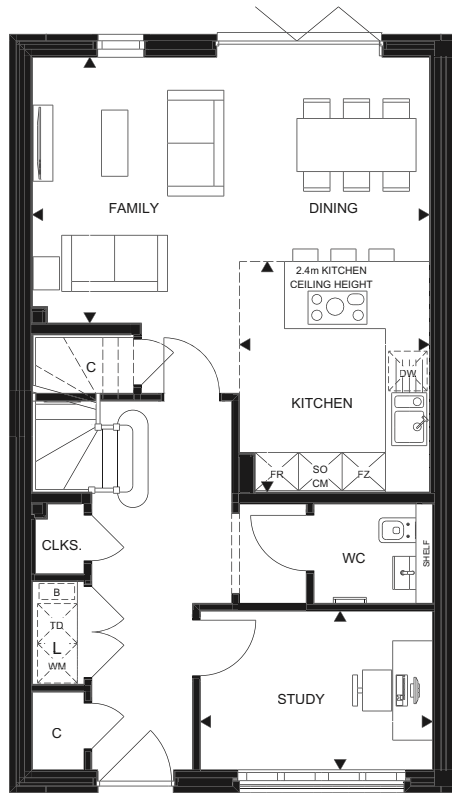
JUBILEE Terrace

Nos. 188, 189*, 190 and 191*

Exceptional in design, each of these homes features a spacious drawing room spanning the width of the house, with bi-fold doors opening up to a Juliette balcony to make the most of the tranquil views over the Jubilee River and mature woodland beyond.

Enjoy the afternoon sun in the west facing garden, stepping through bi-fold doors from the impressive kitchen / family / dining room with, designer kitchen by Leicht and integrated Siemens kitchen appliances.





*Nos. 189 & 191 as above but handed

GROUND FLOOR

Family / Dining Area	6.00m x 4.01m	19'8" x 13'2"
Kitchen	3.48m x 2.86m	11'5" x 9'5"
Study	3.50m x 2.40m	11'6" x 7'10"

FIRST FLOOR

Drawing Room	6.04m x 4.01m	19'10" x 13'2"
Master Suite	4.01m x 3.74m	13'2" x 12'3"

SECOND FLOOR

Bedroom 2	3.91m x 3.46m	12'10" x 11'4"
Bedroom 3	3.91m x 3.40m	12'10" x 11'2"

∨ Bi-fold doors	W Wardrobe	AC Airing Cupboard	DW Dishwasher	☒ Tall Units
FR Fridge	CM Combination Microwave	N Niche	◀▶ Measurement points	☒ Under Counter Units
FZ Freezer	C Cupboard	TD Space for Tumble Dryer	--- Change in ceiling heights	RL Roof Lights
SO Single Oven	L Laundry	WM Space and plumbing for Washing Machine	B Boiler	

Floorplans shown for Taplow Riverside are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Site plan (including marketing names) is indicative only and subject to change.



Photography of Taplow Riverside showhome



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Quality Specification - A Berkeley Hallmark

KITCHENS

- Award-winning German kitchen manufacturer Leicht
- Silestone worktop with matching upstand and drainer grooves
- Siemens integrated appliances throughout including:
 - Multifunction single oven with microwave function
 - Multifunction single oven
 - Fully integrated multifunction dishwasher
 - Integrated fridge
 - Integrated freezer
 - 4-zone induction zone
- Ceiling extractor to suit design
- Stainless steel 1 1/2 bowl under-mounted sink with polished chrome mixer tap
- LED downlights throughout with feature lighting to peninsula
- LED lighting to the underside of wall units
- Polished chrome socket outlets and USB point above work surface
- Porcelain floor tiles

LAUNDRY

- Laminate work surface with space and plumbing below for washing machine and tumble dryer
- Porcelain floor tiles

MASTER ENSUITE A LUXURIOUS WET ROOM

- Bespoke lacquered single drawer vanity unit with stone countertop and under-mount basin with wall mounted chrome basin mixer
- Villeroy & Boch wall hung WC with soft-closing seat and cover, concealed cistern and dual flush plate
- Walk-in shower area with glass shower wall and Hansgrohe thermostatic mixer, polished chrome wall mounted shower head and hand-shower set
- Recessed tiled niche within shower area
- Villeroy & Boch double ended Quaryl bath integrated overflow filler
- Recessed tiled niche with mirror and glass shelving over bath
- Mirrored wall cabinet positioned over vanity
- Heated towel rail
- LED downlights fitted throughout
- Fully tiled in polished / matt porcelain tiles

GUEST ENSUITES

- Single vanity unit with cast mineral basin and polished chrome deck mounted basin mixer
- Villeroy & Boch wall hung WC with soft-closing seat and cover, concealed cistern and dual flush plate
- Stone resin shower tray and glass shower enclosure with Hansgrohe thermostatic mixer, polished chrome wall mounted shower head and hand-shower set
- Recessed mirror with LED downlights and separate shaver socket positioned over vanity unit
- Heated towel rail
- LED downlights fitted throughout
- Recessed tiled niche within shower
- Matt porcelain floor tiling
- Matt porcelain wall tiling to selected areas

CLOAKROOM

- Single vanity unit with cast mineral washbasin and polished chrome deck mounted basin mixer
- Villeroy & Boch wall hung WC with soft-closing seat and cover, concealed cistern and dual flush plate
- Heated towel rail
- Recessed mirror with LED downlights
- Heated towel rail
- LED downlights fitted throughout
- Matt porcelain wall tiling to selected areas
- Matt porcelain floor tiling

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- TV / Satellite provision as standard
- SkyQ / Satellite point to Family / Dining Area, drawing room and TV points (Terrestrial / Freeview) to Study and Bedrooms
- Data points will be provided adjacent to every television point
- Telephone points to Family / Dining area, Drawing Room, Study, Master and Guest Bedrooms
- Ceiling speakers to Family / Dining area, Drawing Room, Master Bedroom and Master Ensuite
- Pendant lighting to Drawing Room and Guest Bedrooms
- LED downlights to hallways, Family / Dining, Study, Drawing Room, Landings, Master Bedroom and Master Dressing Room
- 5-amp lighting circuits to Drawing Room and Bedrooms
- External power and lights
- White metal sockets and switches throughout apart from cupboards which will have slimline white plastic fittings

INTERIOR FINISHES

- Two panel satin painted internal doors with polished chrome door furniture
- Feature glazed door to Kitchen / Family / Dining Room and Drawing Room with polished chrome door furniture
- Satin painted skirting and architraves to complement internal doors
- Painted staircase - with oak newel caps, handrail and bottom tread, carpet to remaining treads
- Decorative cornice to feature throughout Hallway, Family / Dining Area, Drawing Room and Landing
- Walk-in dressing room to Master Bedroom with internal fittings to include single and double hanging shelves and drawers
- Walk-in wardrobe to Guest Bedroom with internal fittings to include single and double hanging shelves
- Fitted wardrobe to Bedroom 3 will feature internal shelf and hanging rail
- Porcelain tiling laid to Hallway on ground floor
- Carpet floor finishes to remainder of property

HEATING / COOLING

- Gas fired central heating and hot water system
- Underfloor heating throughout to ground, first and second floor

SECURITY AND PEACE OF MIND

- Property will include an intruder alarm with wireless panic button
- Smoke detectors and heat detectors hardwired with battery back-up
- Multi-point locking to front entrance door
- 10-Year Premier Guarantee

EXTERNAL FEATURES

- Turf to the rear
- External tap to the rear of the property
- Patio area to rear

For more information about Taplow Riverside, please visit our website or contact our Sales Team:

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01628 879342
Open daily 10am-5pm
Thursday 10am-7pm

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