



Beautifully presented top floor apartment

Lansdowne Place, Institute Road, Taplow, SL6 0FD

Leasehold (119 years remaining)



Reception hall • kitchen/dining/sitting room • 2 bedrooms (1 en suite) • bathroom • communal gardens • secure underground parking • allocated parking bay and visitors parking

Local information

Taplow station 0.1 mile, Dorney 2 miles, Burnham 2 miles, Maidenhead 2.2 miles, Eton 5 miles, Windsor 5.7 miles, Beaconsfield 7 miles, M4 (J7) 1.9 miles, M40 (J2) 6.3 miles, Heathrow 11.5 miles, London (Baker Street) 26.8 miles. All distances are approximate.

Lansdowne Place is conveniently situated in the village of Taplow and with access to Taplow train station which is located opposite the apartment. Everyday amenities can be found at The Bishops Centre, Taplow, and Burnham, with more comprehensive facilities available in Beaconsfield, Maidenhead and Windsor. The National Trust property, Cliveden House, also located in Taplow has over 300 acres of woodlands and gardens leading down to the River Thames.

Communication links in the area are excellent with rail connections to London (Paddington) from Taplow and Maidenhead. The area will also benefit from Crossrail which is due for completion in the next few years, giving direct and fast journey times from Taplow station to London's West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

About this property

A top floor apartment, built by W E Black Ltd featuring; two bedrooms, one bedroom with an en suite and another being a

double bedroom, open plan kitchen/dining/sitting room and a family bathroom off of the hallway. There is a lift to all floors in the communal area which is carpeted, spacious, well-lit and has porcelain tiling to the main entrance. There is a mains operated smoke detector in the entrance hall, multi-point security locks to all windows and a video entry system.

The reception hall is welcoming and of a good size with a large cloaks cupboard. The main bedroom is to the left hand side of the reception hall and due to the design of the room also allows for desk space, giving the opportunity to work from home. The main bedroom is double in size and comes with fitted mirrored glass wardrobes and an en suite shower room. As you walk down the hallway you come to the second bedroom, again double in size. The family bathroom comprises a bath with shower head, vanity unit, heated towel rails and ceramic tiling to the walls and floors from Minoli's exclusive range.

At the end of the hallway is the open plan kitchen/dining/sitting room. The kitchens comes with an integrated dishwasher, fridge/freezer, Bosch gas hob with a single oven below. This apartment has a condensing combination boiler and under floor gas fired central heating with individual thermostats.

Outside

The apartment benefits from secure underground parking with





one allocated parking bay and visitors parking. There is secure bicycle storage and surrounding the development is lovely landscaped gardens, fully fenced with hedge boundaries.

Services

All mains services connected. Please note that none of the services have been tested.

Tenure

Leasehold

Local Authority

South Buckinghamshire Council

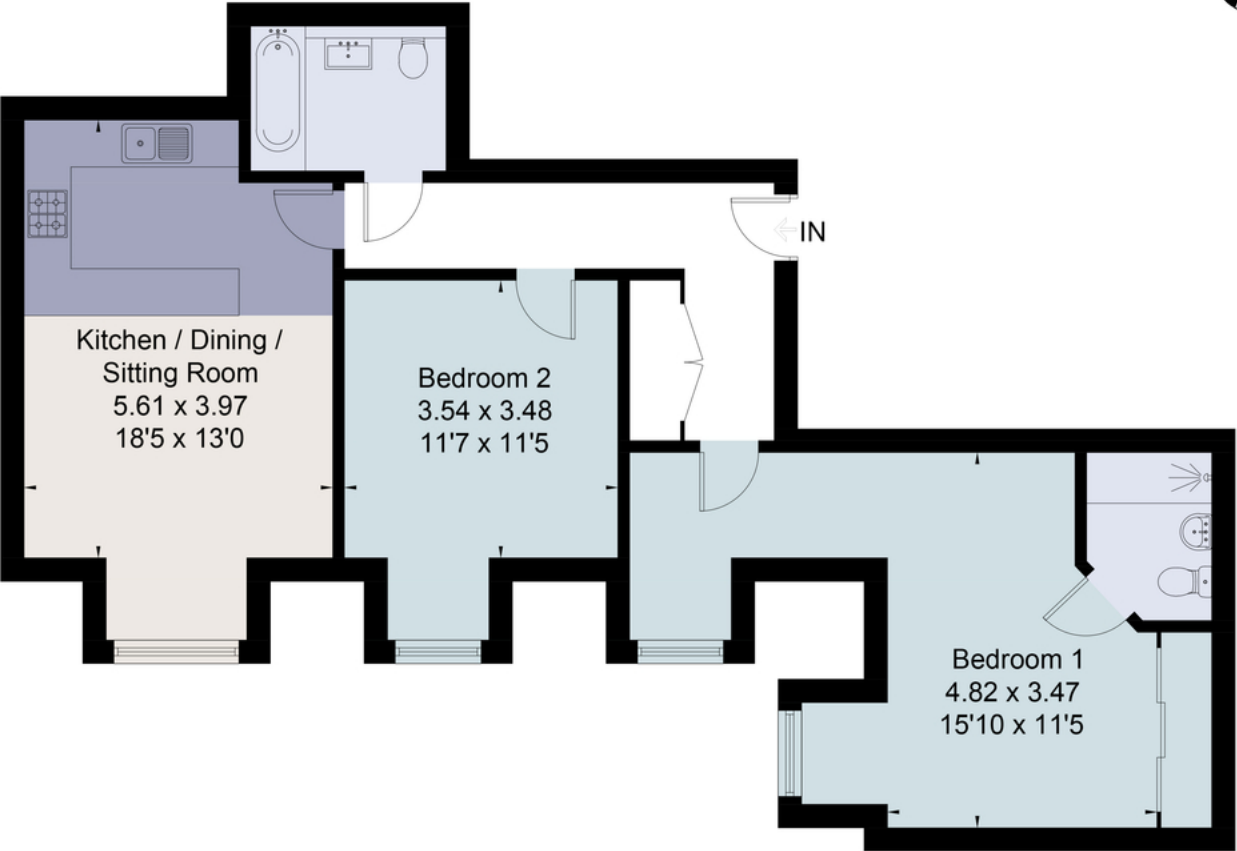
EPC rating = B

Viewing

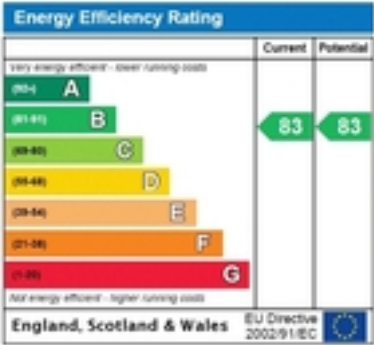
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Approximate Area = 81.3 sq m / 875 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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