









This luxurious double bedroom/two bathroom first floor apartment is located just a minutes' walk from Taplow Rail Station (Crossrail) and is offered to the market as superbly presented. The layout is spacious stretching and includes a 25ft granite fitted kitchen/sitting room with Juliet balcony, a double-sized bedrooms, a wc and master bedroom ensuite. Externally there is secure underground parking and communal gardens and the apartment offers a 118 year lease. This property is ideally suited to the discerning buyer and is an excellent first time purchase or investment due to its convenient location and immaculate order.

Property Information

-  LUXURIOUS APARTMENT
-  SHORT WALK TO TAPLOW STATION (CROSSRAIL)
-  SECURE UNDERGROUND PARKING
-  118 YEAR LEASE
-  ONE BED TWO BATH
-  COMMUNAL GARDENS
-  NO CHAIN
-  JULIET BALCONY IN LIVING ROOM

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

External

The apartment benefits from secure underground parking with one allocated parking bay and visitors parking. The juliet balcony, accessed from the sitting room is ideal for overlooking the attractively landscaped communal gardens, with borders, planting and photinia hedging.

Lease Information

We understand from the vendor that the property is held on a lease with 118 years remaining with a ground rent of £395 per annum and a service charge of £375 per quarter.

Location

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.

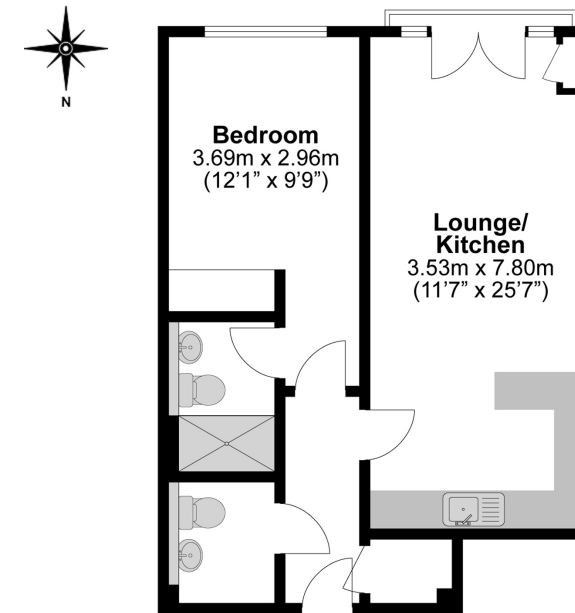
Lansdowne Place is conveniently situated in the village of Taplow and with access to Taplow train station which is located opposite the apartment. Everyday amenities can be found at The Bishops Centre, Taplow, and Burnham, with more comprehensive facilities available in Beaconsfield, Maidenhead and Windsor. 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.

Floor Plan

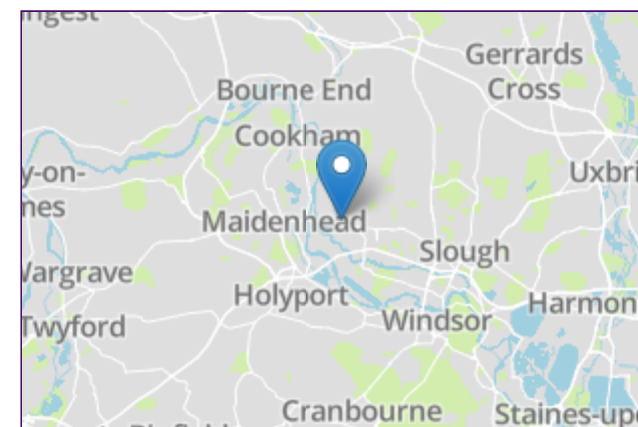


Total Approximate Floor Area
613 Square feet
57 Square metres



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+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	