



Flat 31 Lansdowne Place, Institute Road, Taplow, Maidenhead SL6 0FD

welcome to

Flat 31 Lansdowne Place, Institute Road, Taplow Maidenhead

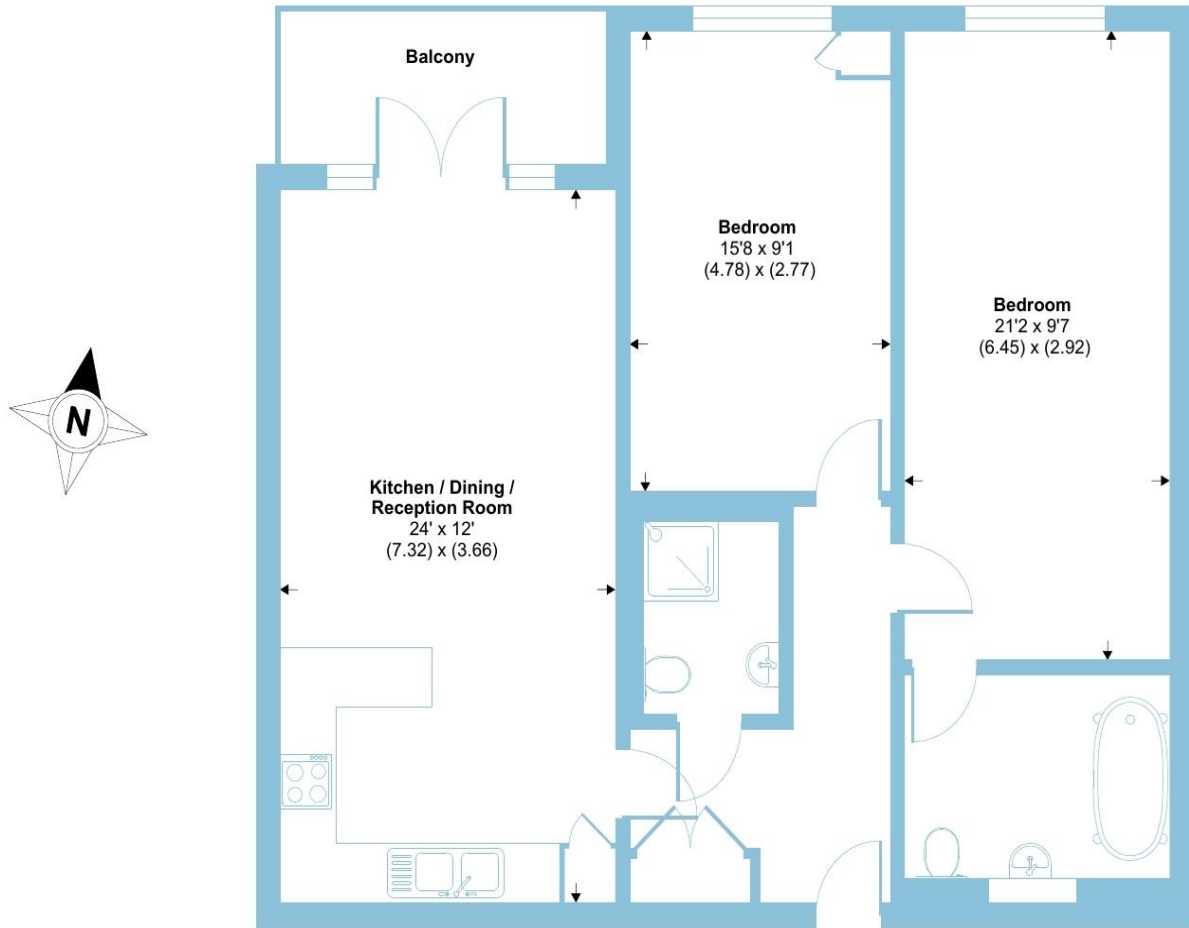
This exquisite apartment of 867sqft has been masterfully upgraded to a very high specification throughout. Featuring underfloor heating throughout, the en-suite in the primary suite has been finished tastefully with modern comforts and stylish finishing. Off of the lounge there is a generous balcony providing outside space, with an allocated underground parking space and 200 metre walk to Taplow Elizabeth Line Station.



Institute Road, Taplow, Maidenhead, SL6

Approximate Area = 867 sq ft / 80.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Barnard Marcus. REF: 1031822



welcome to

Flat 31 Lansdowne Place, Institute Road, Taplow, Maidenhead

- UPGRADED THROUGHOUT
- UNDERFLOOR HEATING
- GENEROUS BALCONY
- EXQUISITE EN-SUITE
- UNDERGROUND PARKING
- 867 SQFT

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£365,000



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD119813



Property Ref:
MHD119813 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB



rogerplatt.co.uk