



Flat 46 Lansdowne Place, Institute Road, Taplow, Maidenhead SL6 0FD

welcome to

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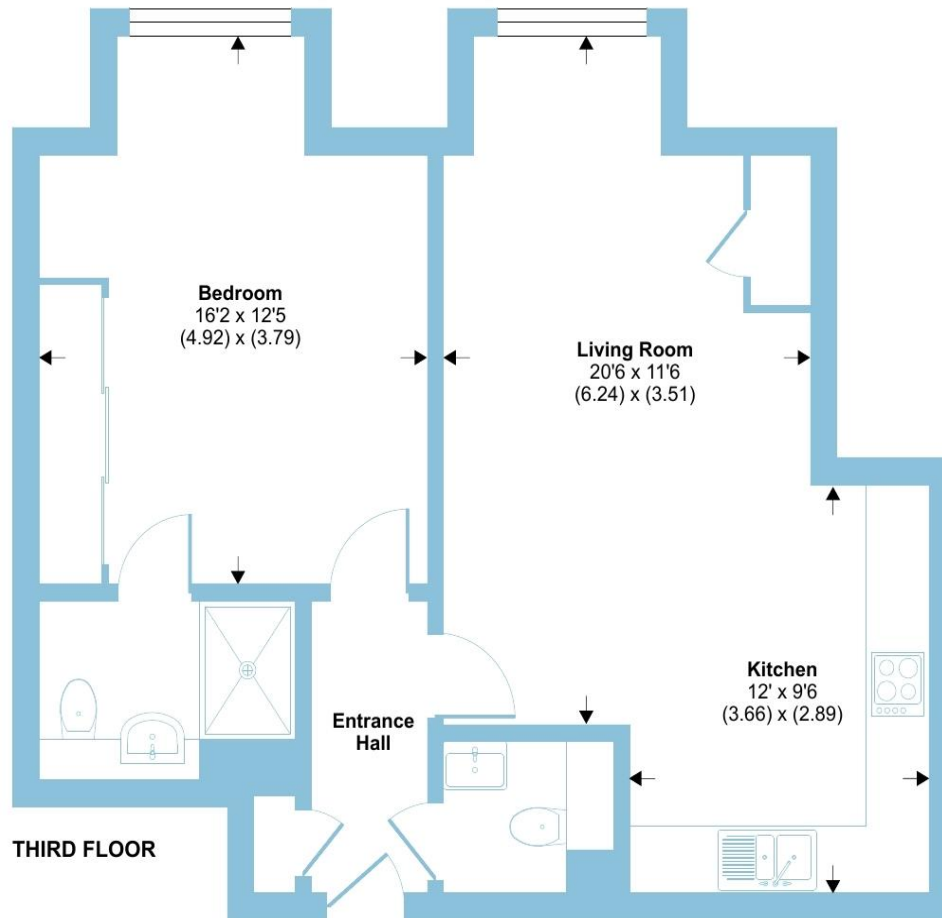
A lovely one bedroom top floor (3rd) apartment situated within this popular modern development, within a few minutes walk of Taplow train station (Elizabeth Line) and being sold with **NO UPPER CHAIN**. The property benefits from lift access, Underground parking and is offered for sale in excellent condition throughout with bespoke custom built-in wardrobes and window seat with additional storage.



Institute Road, SL6

Approximate Area = 589 sq ft / 54.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Barnard Marcus. REF: 1198190



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Flat 46 Lansdowne Place, Institute Road

- NO UPPER CHAIN
- TOP FLOOR APARTMENT
- LIFT ACCESS
- UNDERGROUND PARKING
- MINUTES FROM STATION (ELIZABETH LINE)
- EXCELLENT CONDITION THROUGHOUT
- ONE BEDROOM WITH CUSTOM BUILT WARDROBES

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£273,420



Please note the marker reflects the postcode not the actual property

view this property online rogerplatt.co.uk/Property/MHD121904



Property Ref:
MHD121904 - 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.

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