

Institute Road

Maidenhead • • SL6 0FD

Guide Price: £270,000



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A beautifully presented ground floor one bedroom apartment with secure underground parking, ideally situated on Institute Road and within walking distance of Taplow Elizabeth Line Station.

This modern apartment features a spacious open plan kitchen with integrated appliances and gas hob, seamlessly flowing into a bright living area. Patio doors provide direct access to a private patio space. The generous double bedroom benefits from built in wardrobes and a stylish ensuite bathroom, while an additional guest WC adds further convenience.

Residents also enjoy access to well maintained communal grounds. Ideally located just a short walk from Taplow Elizabeth Line Station, the property offers excellent connections to Central London, Heathrow Airport and major road networks including the M4 and A404.

Offered with the benefit of no onward chain.

Ground floor apartment

Well proportioned bedroom

Ensuite & Additional WC

Private patio area

Open plan kitchen/ Living room

Underground parking space

Storage throughout

Built in 2017

Walking distance Elizabeth line

No Chain

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

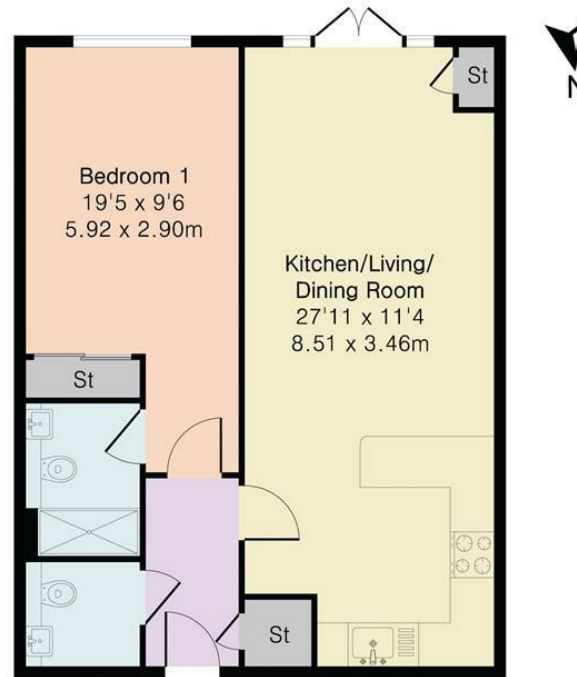




Institute Road, Taplow, Maidenhead, SL6

Main House Area = 591 sq ft / 55.0 sq m

For Identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



42 Queen Street, Maidenhead,
SL6 1HZ
maidenhead@coopersresidential.co.uk

CoopersResidential.co.uk

| Energy Efficiency Rating | | Current | Target |
|---|---|---------|--------|
| How energy efficient? - lower savings costs | | | |
| Very energy efficient | A | | |
| Energy efficient | B | | |
| Decent | C | | |
| Below average | D | | |
| Energy inefficient | E | | |
| Very energy inefficient | F | | |
| Worst energy efficiency | G | | |
| Not energy efficient - higher savings costs | | | |
| England & Wales | | | |
| EPC Directive 2002/91/EC | | | |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.