

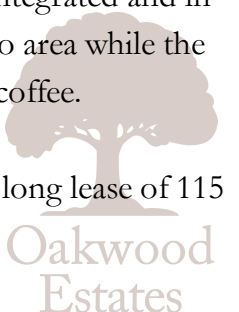


A very large ground floor apartment believed to be one of four in the development. The apartment is light and spacious and has the enviable luxury of two outdoor terraces which are accessed directly from the apartment

Lansdowne Place is a stunning development of luxury apartments situated just a stones throw from the nearest Elizabeth Line station (Taplow). This apartment is perfectly located for all potential buyers to take advantage of the amazing transport links, excellent school catchments and local amenities all located on your doorstep. The Bishop centre is just a short walk away and provides access to the Tesco superstore along with a number of other shops and restaurants.

The apartment itself is immaculately presented and comprises of TWO large double bedrooms & TWO bathrooms. The second bathroom comes as an en suite to the master bedroom. The remainder of the apartment consists of a spacious open plan kitchen/diner and lounge. The kitchen is fully integrated and in excellent condition. The lounge area has large patio doors that open up onto a private patio area while the second private terrace is accessed via the bedroom making it ideal for a morning coffee.

The apartment comes with allocated parking and access to a communal garden space, plus a long lease of 115 years.



Property Information

-  GROUND FLOOR APARTMENT
-  SECURE UNDERGROUND PARKING SPACE
-  TWO PRIVATE TERRACES
-  CLOSE TO TAPLOW / BURNHAM STATION (CROSSRAIL)
-  ONE OF ONLY 4 LARGER APARTMENTS
-  IMMACULATE CONDITION THROUGHOUT

					
x2	x1	x2	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Lease Information

From information provided to us from the vendor we understand the lease details to be as below.

Current lease length - 115 Years
Current Service Charge - £2,220
Current Ground Rent - £395

Location

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 Bishop 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.

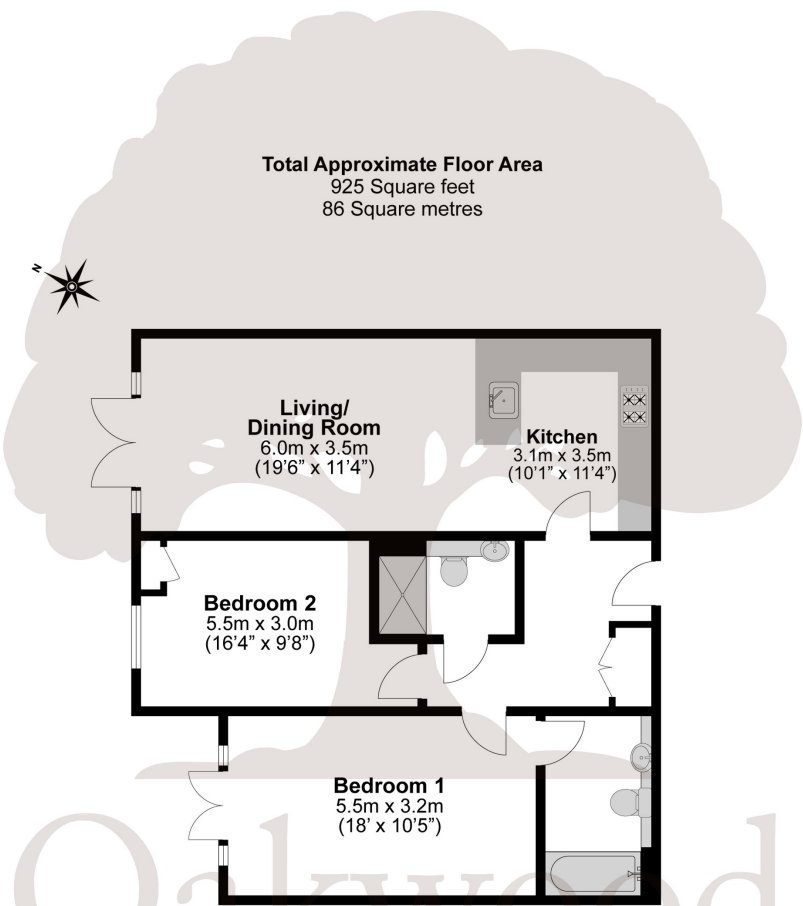
Communication links in the area are excellent with rail connections to London (Paddington) from Taplow and Maidenhead. The area benefits from the Elizabeth line which gives a direct line from Taplow station to London’s West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

Transport Links

NEAREST STATIONS:
Taplow (0.1 miles)
Burnham (1.4 miles)
Maidenhead (1.9 miles)

The M4 (jct 7) is approximately 1 mile distant, M40 (jct 2) in around 2 miles distant and these in turn provide access to the M25, M3 and Heathrow Airport. Elizabeth Line access are available from all of the above stations along with British Rail services.

Floor Plan



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	84	84
(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	