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GUIDE PRICE: £400,000 SHARE OF FREEHOLD

2 LANSDOWNE COURT, BATH ROAD, TAPLOW, BERKSHIRE SL6 0AH

A well-presented and spacious two/three bedroom conversion apartment in a gated development close to the River Thames. The property features a large lounge/dining room with wood flooring & high ceiling, fitted kitchen, master bedroom with en-suite, guest bedroom and 3rd bedroom/study, family bathroom, ample parking and stunning communal gardens. NO ONWARD CHAIN.

***THREE BEDROOM CONVERSION APARTMENT *CLOSE TO THE RIVER THAMES
*LIVING/DINING ROOM WITH WOOD FLOORING *FITTED KITCHEN *MASTER BEDROOM
WITH EN-SUITE *GATED OFF STREET PARKING & GARAGE IN BLOCK *STUNNING COMMUNAL
GARDENS *NO ONWARD CHAIN *HIGH CEILINGS THROUGHOUT
*FAMILY BATHROOM *EPC RATING D**

*COUNCIL TAX BAND D – CURRENTLY £2087.87 PER ANNUM
LEASE – 996 YEARS REMAINING
SERVICE CHARGE- £2100 PER ANNUM*



Directions:

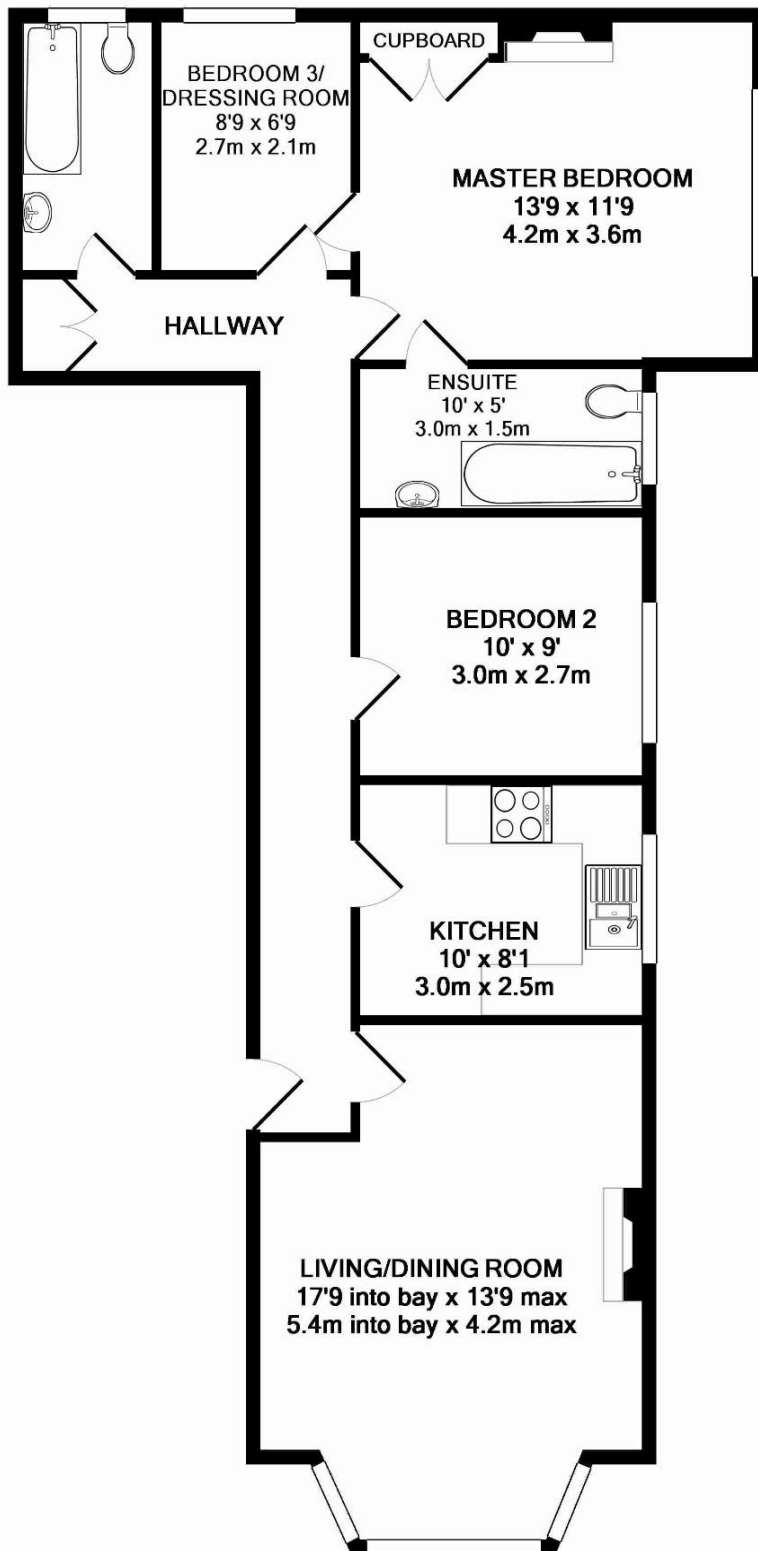
Proceed east out of Maidenhead along the A4 Bath Road, passing the Texaco petrol station on the left. Proceed over Maidenhead Bridge, over the mini roundabout and take the first left into Lansdowne Court.

ACCOMMODATION





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.



TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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