

Provisional

The Old Court, Bath Road
Taplow, SL6

HAMPTONS
INTERNATIONAL

Beyond your expectations

A beautifully appointed top floor apartment EPC: B

Hamptons International

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Entrance hall | Sitting/Dining | Open plan kitchen | Master bedroom with ensuite shower | Guest bedroom | Family bathroom | Two parking spaces

Guide Price £525,000 Share of Freehold

Description

A beautifully appointed top floor apartment with two bedrooms, two bathrooms (one ensuite), a fully integrated open plan kitchen, two parking spaces and access to extensive communal grounds.

Other key features include:

- * NHBC 10 yr warranty
- * The skylight opening and shade mechanism
- * Under floor heating throughout
- * Fully integrated kitchen appliances carrying a 2 year.

- * No onward chain

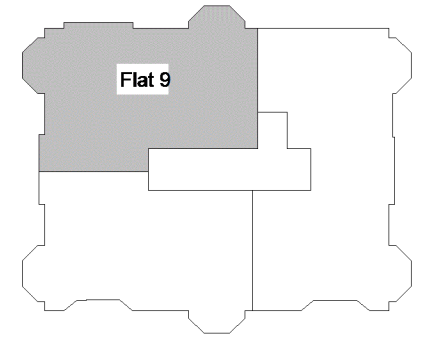
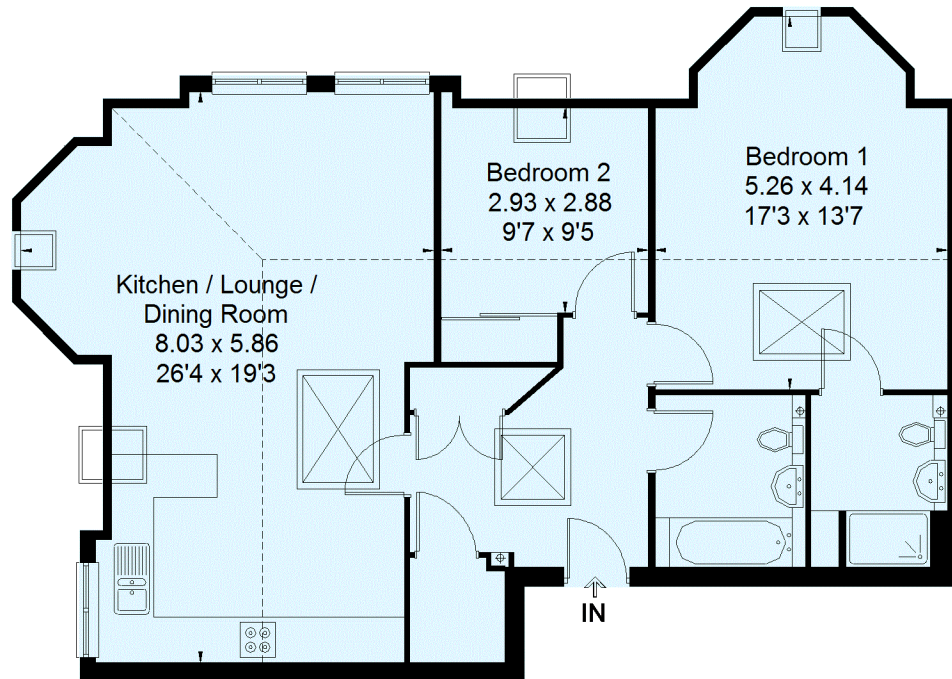
Location

The Old Court is perfectly positioned allowing you to make the most of this superb location. Walking and cycling along the jubilee river to the historic towns of Windsor & Eton or along the Thames River towpath to neighbouring villages of Cookham & Marlow can be easily accessed and enjoyed. For connectivity further afield London Paddington is 20 minutes by train from Maidenhead station. Additional links to central London will be made possible following the completion of the Crossrail connections due in 2019. This development is also conveniently located for direct road access to London and the West country via the M4 motorway. For international travel, Heathrow Terminal 5 is situated just 12 miles away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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	

Approximate Gross Internal Area =
91.7 sq m / 987 sq ft



Context Plan



Number 9 Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 169505

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon it.

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 are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

