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GUIDE PRICE £475,000 LEASEHOLD

2 THE NUTSHELL, RIVER ROAD, TAPLOW, BUCKINGHAMSHIRE, SL6 0BB

Situated in the sought after River Area, an opportunity to acquire this delightful and well-presented two double bedroom ground floor apartment featuring river views from the generous living/dining room. The property also features a main bedroom with en-suite shower room and direct access onto a paved terrace and communal rear garden, a good size kitchen and a guest double bedroom and family bathroom and is conveniently located for walks along the banks of the river Thames and within approx. 0.9 miles of Taplow Railway Station (Elizabeth Line).

• COMMUNAL ENTRANCE HALL WITH SECURITY ENTRY PHONE SYSTEM • PRIVATE ENTRANCE HALL • LIVING/DINING ROOM • KITCHEN • MAIN BEDROOM WITH EN-SUITE SHOWER ROOM • GUEST DOUBLE BEDROOM • FAMILY BATHROOM • ALLOCATED PARKING SPACE • NO CHAIN • EPC RATING C • COUNCIL TAX BAND F

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ZOOPLA





LEASE: 106 YEARS REMAINING

SERVICE CHARGE: £1920 PER ANNUM

GROUND RENT: £450 PER ANNUM

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.

Approximate Gross Internal Area
81.3 sq m / 875 sq ft

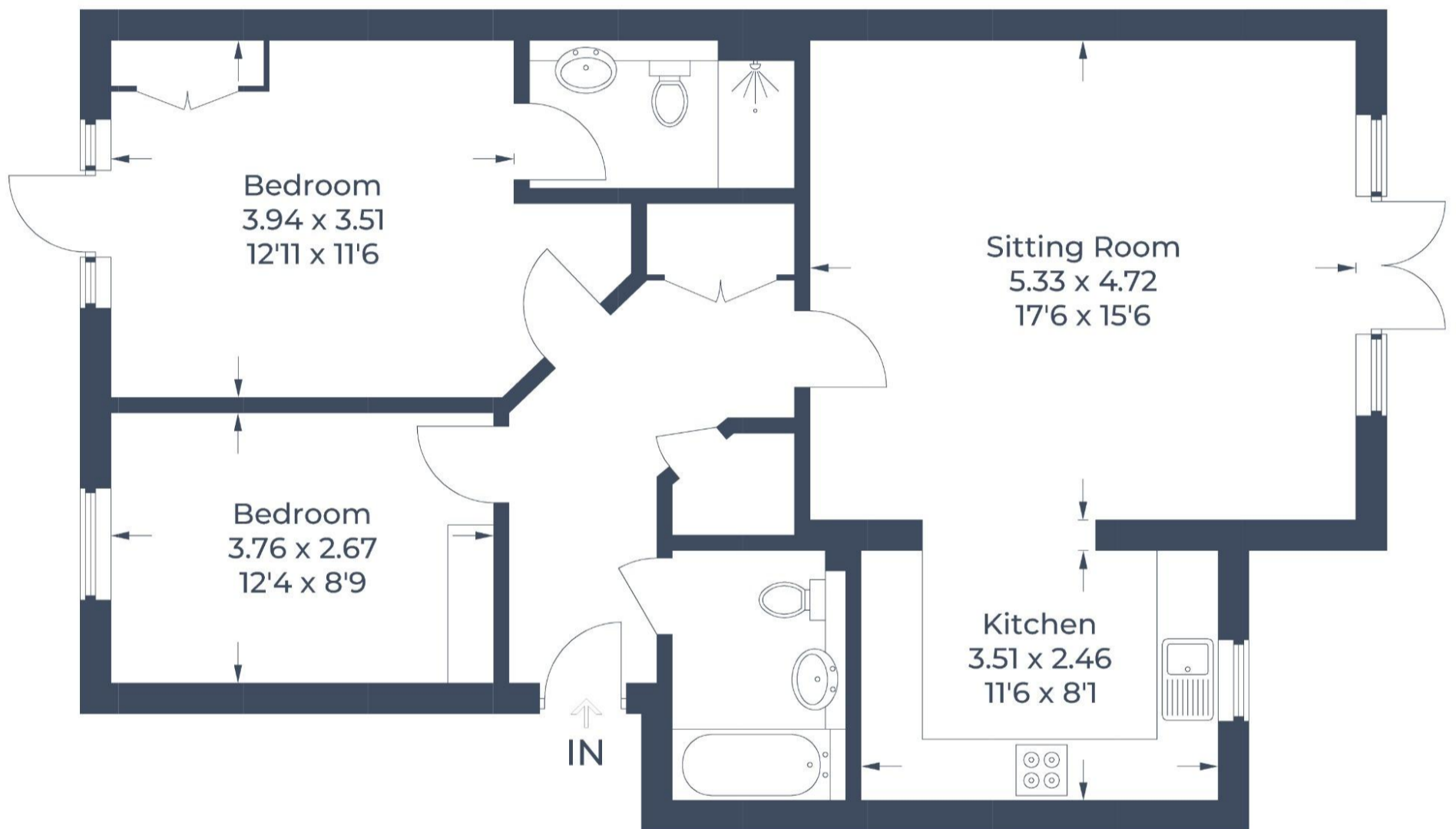


Illustration for identification purposes only,
measurements are approximate, not to scale.
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