






Offered to the market with NO ONWARD CHAIN.

A modern 2nd floor one bedroom apartment situated in this sought-after development only a short walk to the town centre and Maidenhead station (Paddington/Elizabeth Line). This spacious property features a large double bedroom with fitted wardrobes, modern bathroom suite, allocated parking and a generous open plan living/dining/kitchen area leading onto a private balcony with space for a table and chairs. An ideal first time buy or investment purchase.

Further benefits include secure entry system, lift access, allocated parking and a lease with approx 95 years remaining.



Property Information

-  ONE DOUBLE BEDROOM MODERN APARTMENT
-  BALCONY WITH SPACE FOR TABLE & CHAIRS
-  MODERN BATHROOM SUITE
-  GREAT FIRST TIME BUY OR INVESTMENT PURCHASE
-  ONE ALLOCATED PARKING SPACE
-  GENEROUS OPEN PLAN LIVING AREA
-  MODERN KITCHEN WITH INTEGRATED APPLIANCES
-  SHORT WALK TO TOWN & STATION
-  NO ONWARD CHAIN
-  EPC - B

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

External

The property benefits from allocated parking and secure entry system.

Location

This property is conveniently located within a short walk of the Town Centre and Maidenhead Railway station (Paddington/Elizabeth Line) is approximately 0.5 mile away, providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead now also benefits from being part of the Crossrail network with the Elizabeth Line offering direct services into Central and East London. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

Schools And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, the new Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by.

Council Tax

Band C

Floor Plan

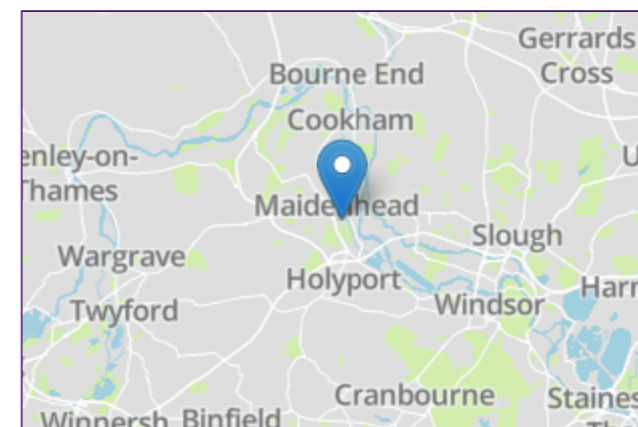


Wallingford Way
Approximate Floor Area 537.22 Square feet 49.91 Square metres



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	