

# Wallingford Way

Maidenhead • • SL6 1AR  
: £350,000



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# Wallingford Way

Maidenhead • • SL6 1AR

This two-bedroom, two-bathroom first floor apartment, situated less than half a mile from Maidenhead Train Station, provides modern and spacious living. The open-plan kitchen and living room are designed to a high standard. Additional features include a private balcony, a designated parking space, and well-kept communal areas.

Modern Apartment

Two Double Bedrooms

En Suite to Master

Long Lease Term

Open Plan Living

Designated Parking Space

Excellent Schools within catchment

Walking distance to the Elizabeth Line

Private Balcony

Close to Town Centre

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Property

Constructed in 2019, this apartment offers 764 square feet of open-plan living space, complete with a contemporary kitchen and a spacious living/dining area. It further includes two double bedrooms, with the master featuring an en-suite shower room, along with an additional family bathroom for convenience.

### Outside

This well-appointed apartment boasts a private balcony, a designated parking space, and extensive communal grounds.

### Location

Conveniently positioned for easy access to the Elizabeth Line and Maidenhead train station, this apartment is also close to local amenities and major transport links like the M4, M40, and A404. Oldfield Primary School is just a short distance away, and nearby you'll find PureGym, Lidl, and other conveniences. The property also offers direct access to Braywick Nature Reserve.





**Schools:**

Oldfield Primary School  
Desborough College  
Forest Bridge School



**Train:**

Maidenhead Station  
Furze Platt Station  
Taplow Station



**Car:**

M4, A40, M25, M40



**Council Tax Band:**

C

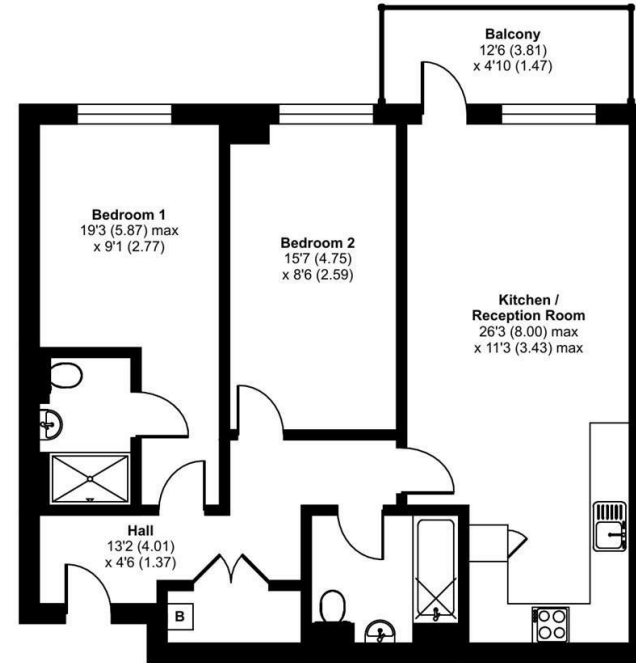
(Distances are straight line measurements from centre of postcode)



**Wallingford Way, SL6**

Approximate Area = 777 sq ft / 71.2 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Coopers. REF: 1182432



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A	86B	86A
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		
England & Wales		83 (Minimum)	2022/01/01

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.