

25 Beechey Place, Wokingham, Berkshire. RG40 1LP.



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£300,000 Leasehold

Situated within the sought-after, award-winning Montague Park development, this impressive and beautifully presented first-floor apartment offers stylish, modern living in a superb location. Built just six years ago, the property still feels fresh and contemporary throughout. Ideally located, it provides excellent access to Wokingham Town Centre, the mainline railway station, and the A329(M) and M4 motorways. The apartment enjoys a pleasant outlook over a children's play park and is just across the road from the peaceful Buckhurst Meadows nature reserve — perfect for walks. Residents also benefit from a brand-new Co-Op convenience store within the development, and the recently opened Floreat Montague Park Primary School is just a short walk away. The accommodation includes a spacious entrance hall with generous storage, leading into a bright and airy open-plan kitchen, dining and living area. The modern kitchen is well-fitted with integrated appliances, and the living space opens out onto a private balcony overlooking the front. There are two well-proportioned double bedrooms, with the master benefiting from an en-suite shower room, alongside a family bathroom. Additional features include UPVC double glazing, gas central heating, an allocated parking space, and several visitor parking bays. This property would make an ideal first home, investment, or downsize opportunity.

- Popular Montague Park development
- Two double bedrooms, ensuite to master
- Extremely well presented
- Spacious open-plan kitchen/living/dining area
- Modern family bathroom
- Private balcony overlooking the front
- Allocated parking space + visitor bays
- Long lease term
- Overlooks play park, near Buckhurst Meadows
- Walking distance to Co-Op & Floreat Montague School

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 as to their accuracy. 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 and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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FIRST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Property Description

First Floor

Entrance Hall

Living/Kitchen/Dining Room

5.69m x 4.88m (18' 8" x 16' 0")

Bedroom One

3.81m x 3.64m (12' 6" x 11' 11")

Ensuite

Bedroom Two

3.81m x 2.10m (12' 6" x 6' 11")

Bathroom

Outside

Balcony

Allocated Parking & Visitor Parking

Leasehold Information

The vendor has confirmed that the lease length was 125 years remaining from 2019. The annual ground rent is £250 per annum and the service charge is approx. £110 per month. TBC via solicitors.

Council Tax Band

D

