

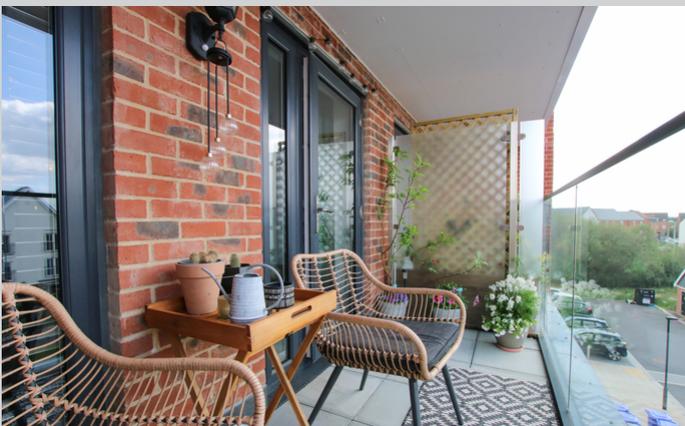
72, Beechey Place Wokingham RG40 1LQ



APARTMENT LIVING WITH A BALCONY ... Offered to the market in what can only be described as show home condition, a spacious apartment of 698 sq feet in a sought after development within Montague Park. The block is entered via a communal main door with secure entry system and has both stairs and lift to this second floor apartment. You enter via your personal front door into the entrance hallway which gives access to all key rooms. There is a light and airy open plan kitchen / living room with door out to the south westerly aspect private balcony. The kitchen area is comprehensively fitted and includes fitted appliances. The master bedroom has a fitted cupboard and three piece ensuite shower room, bedroom two would take a double bed and has a fitted wardrobe and finally there is the family bathroom. There is double glazing and heating via gas boiler to radiators. Outside there is an allocated parking space within a gated area and further resident parking available. There is also bike storage. The property has a high EPC rating of B with lease details; 999 years from January 1st 2019, ground rent of £250pa with 15 year rent review period and estate and service charge for 2024 £1,527.90. There is a Co-op store which is within the development and other useful stores and a play park across from the car park. Wokingham town centre is a 20 minute walk (1.2 miles away) and there are several pubs in strolling distance and plenty of local walks nearby. For more

£315,000 Leasehold



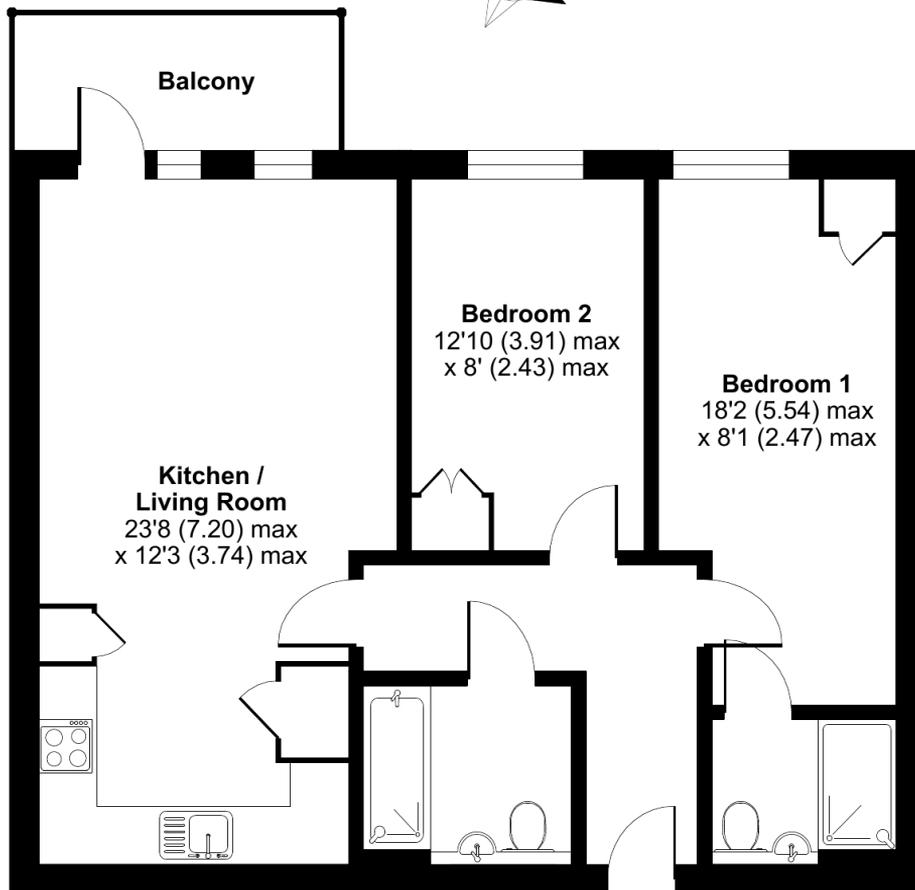


| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Beechey Place, Wokingham, RG40

Approximate Area = 698 sq ft / 64.8 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). © nichecom 2024. Produced for Mark Rath Residential. REF: 1139725



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.