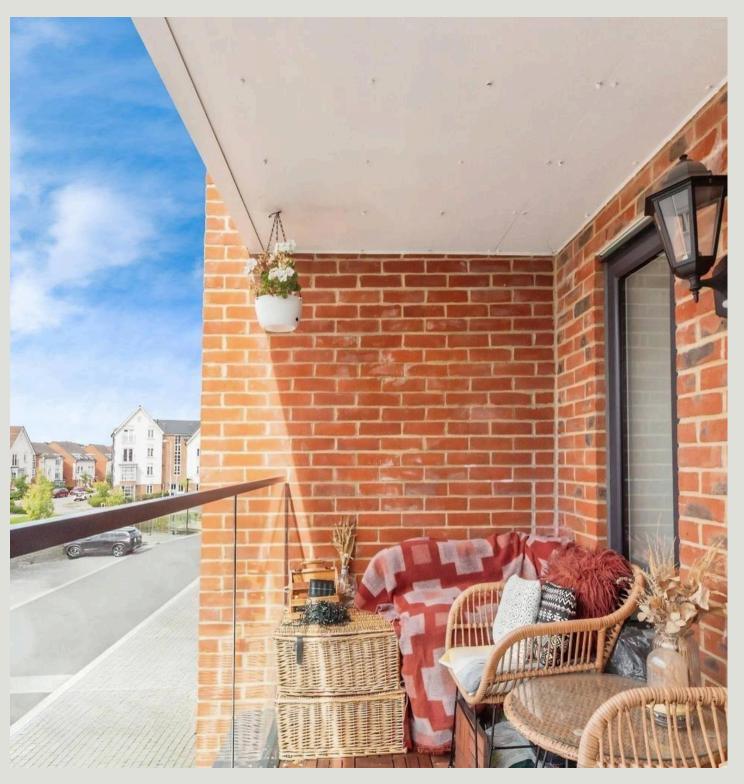




48 Beechey Place, Wokingham £290,000



48 Beechey Place

Wokingham

A stylish two-bedroom second-floor apartment in the popular Montague Park development, east of Wokingham town centre. Built just 4 years ago, the property features a spacious open-plan living/dining room with balcony, a sleek fully integrated kitchen, principal bedroom with en-suite, and a modern family bathroom. Benefits include secure gated undercroft parking, visitor spaces, video entry system, and easy access to the A329(M) and M4.

EPC Energy Efficiency Rating: B EPC Environmental Impact Rating: B

- Situated within the sought-after Montague Park development, to the east of Wokingham town centre
- Easy access to the A329(M), M4 and wider commuter routes
- Modern second-floor apartment in a well-maintained building with lift access
- Built just 4 years ago, offering contemporary design and energy-efficient living
- Spacious open-plan living and dining room with direct access to a private balcony
- Stylish kitchen with fully integrated appliances including fridge/freezer, dishwasher, washing machine, oven and hob
- Two well-proportioned bedrooms, with the principal bedroom benefitting from a modern en-suite shower room
- Contemporary family bathroom with full-sized bath and overhead shower
- Secure undercroft parking with gated access, plus additional visitor spaces
- Video entry system and well-kept communal areas, providing security and convenience

Communal Entrance Hall

The development is entered via a secure communal entrance hall, complete with a video entry system for peace of mind. Residents benefit from lift and stair access to all floors, ensuring convenience for all ages. A rear door also provides direct access to the undercroft parking area, making day-to-day living both practical and secure.

Entrance Hall

The property opens into a bright and welcoming entrance hall, finished in a clean, modern style with wood-effect flooring that flows through to the main living spaces. The hallway provides access to all rooms, with contemporary lighting and a stylish wall feature adding character, the open design gives a spacious feel and sets the tone for the rest of the home.

Kitchen/Living Room

12' 3" x 23' 0" (3.73m x 7.01m)

The living area is a bright and stylish space, designed with both relaxation and entertaining in mind. A large window and glazed door leading to the private balcony allow natural light to pour in, creating an airy and inviting atmosphere. The generous proportions comfortably accommodate a large sofa, coffee table, and media unit, while still leaving space for additional furnishings if desired. Modern décor, wood-effect flooring, and contemporary lighting add to the clean, elegant finish, making this the perfect place to unwind or host friends and family.

Kitchen

The contemporary kitchen is fully fitted with a sleek range of white gloss units and contrasting worktops, offering both style and practicality. It comes fully integrated with modern appliances, including a fridge/freezer, dishwasher, washing machine, oven, and hob with extractor. Cleverly designed to maximise storage and workspace, the kitchen combines functionality with a clean, modern finish, making it ideal for everything from quick meals to entertaining guests.













Bedroom 1

8' 1" x 18' 2" (2.47m x 5.54m)

The principal bedroom is an impressive retreat, stretching the full depth of the property and filled with natural light from its large window. There's ample space for a king-sized bed along with additional furnishings, built in wardrobes built in storage cupboard, while still maintaining an airy feel. The neutral décor and soft carpet create a calm and restful atmosphere, ideal for unwinding at the end of the day. This bedroom also benefits from a modern en-suite shower room, making it a private and practical space.

En-suite

The en-suite shower room is finished in a modern style with sleek grey tiling, giving it a clean and contemporary feel. It features a fully enclosed shower cubicle with glass doors, a pedestal wash basin, and a low-level WC. Thoughtfully designed with a wall-mounted mirror and shelving, the space is both practical and stylish, providing the perfect private addition to the principal bedroom.

Bedroom 2

8' 0" x 12' 10" (2.43m x 3.91m)

The second bedroom is a bright and versatile space, with a large window allowing plenty of natural light to filter through. Neutrally decorated with soft carpet underfoot, it offers a calm and welcoming feel. Ideal as a comfortable guest room, children's bedroom, or a stylish home office, this room provides flexibility to suit a range of lifestyles and needs.

Bathroom

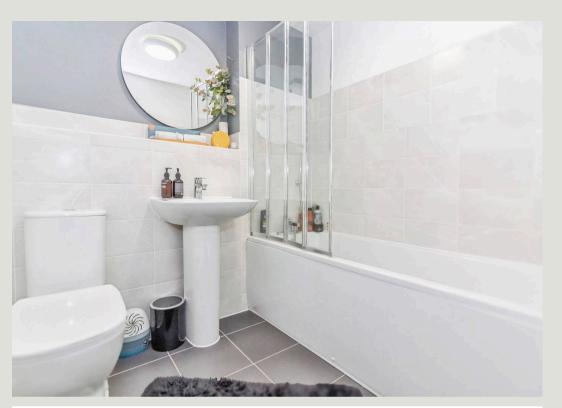
5' 11" x 6' 7" (1.81m x 2.00m)

The main bathroom is finished in a modern, neutral style with tiled walls and flooring. It features a full-sized bath with glass shower screen and overhead shower, a pedestal wash basin, and a low-level WC. A large circular mirror adds a stylish focal point, while the clean lines and contemporary fittings create a fresh and inviting space that's both practical and relaxing.

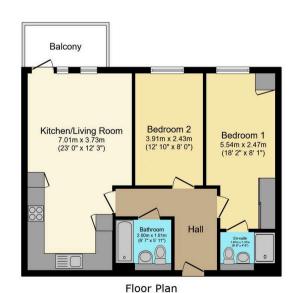
Balcony

The private balcony extends the living space outdoors, providing a perfect spot to relax with a morning coffee or evening drink. With space for seating and potted plants, it creates an inviting area to enjoy fresh air and open views over the development. A seamless extension of the living room, it offers a quiet retreat in a









Floor area 61.9 sq.m. (666 sq.ft.)

Total floor area: 61.9 sq.m. (666 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or institutement. A party must rely upon its own inspection(s), Powered by wawi. Popertybox.io.