



Sterling Place

BROAD HOUSE | WOKINGHAM





*“highly desirable
apartments offering an
unmatched quality of living”*

Rich with history

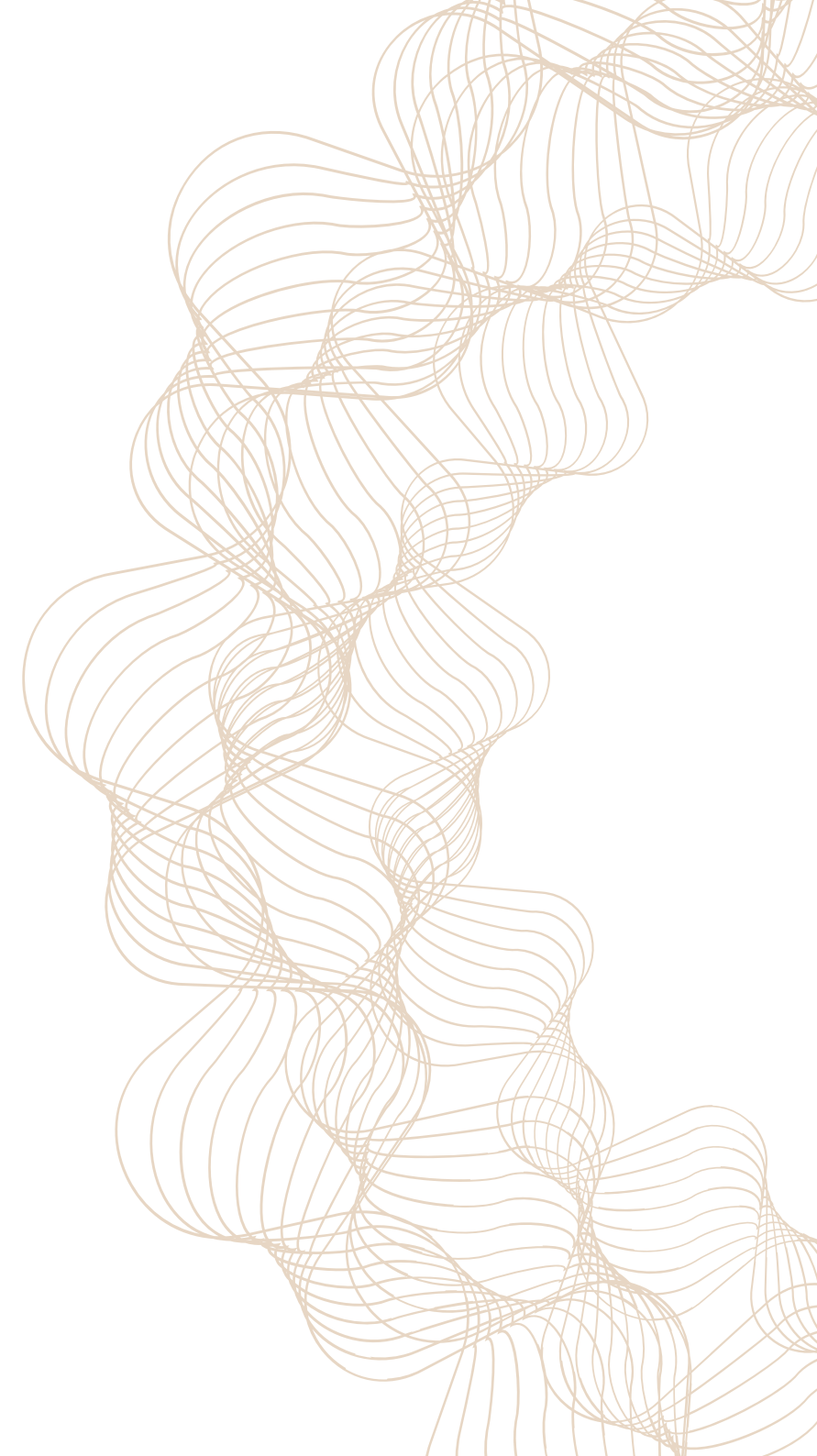
Redeveloping the former NatWest Bank building on Broad Street, this centrally located collection of 11 one, two and three-bedroom luxury apartments in the heart of Wokingham - a highly desirable market town known for its vibrant community life, picturesque streets, and historic buildings - offers an unmatched quality of living.

The town has something for everyone. With highly rated independent restaurants and bars, a large selection of shops and boutiques, and proximity to the Berkshire countryside, you don't need to travel for a great day out.

To venture further afield, there are excellent road and direct rail routes to Reading, London and other major cities.

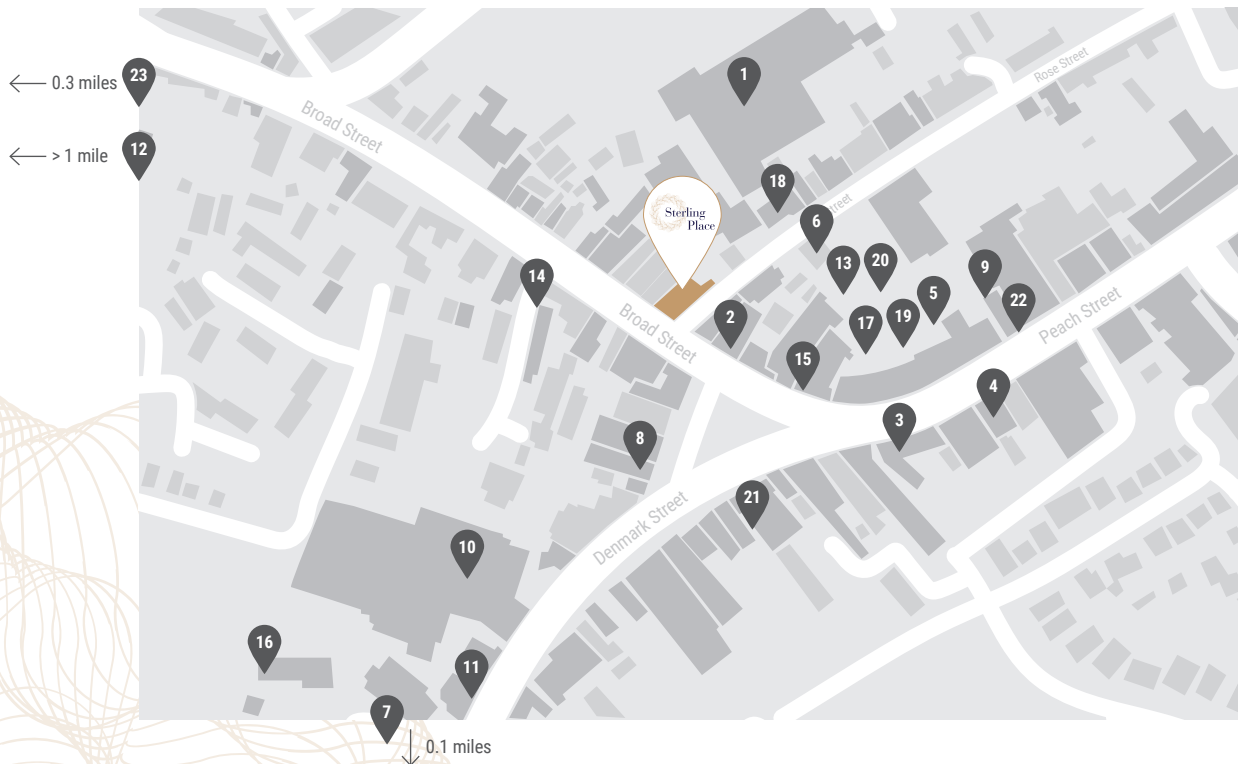
These homes have been expertly designed and built to be high quality, low-maintenance and energy-efficient, to enable you to enjoy your new home as well as benefiting from lower monthly running costs. Parking and private outdoor spaces are available with several apartment options.

With its blend of comfort, economy, and prime location, Sterling Place at Broad House is your perfect next move.



At the *centre* of it all

With Sterling Place being located right in the heart of Wokingham town centre, you have everything on your doorstep - from supermarkets and chemists, cafes to restaurants, and more. The train station is less than half a mile away and walkable in 10 minutes, with Junction 10 of the M4 just a 2-mile drive.



Shopping

1. Waitrose
2. Boots
3. Oliver Bonas
4. Holland & Barrett
5. Maya's Refillables
6. MiMi's Boutique
7. ALDI
8. The Co-operative Food

Health and Fitness

9. BXG FIT
10. Nuffield Health
11. The Lazy Frog
12. Wokingham Hospital

Eateries and Entertainment

13. Bombay Story
14. Cote
15. Costa Coffee
16. Everyman Cinema
17. GAIL's Bakery
18. Ruchetta
19. Sit and Sip
20. The Leafy Elephant
21. The Red Lion
22. The Redan
23. Wokingham Train Station



*“exceptional specification
that maximises space
and light*”

Ground floor apartment

Flat 1 - Two Bedroom **The Peseta**

Approximate Gross Internal Area 818 sq ft | 76 sq m

This meticulously crafted two bedroom apartment combines both functionality and style. Affording ample storage with fitted wardrobes and a storage/laundry room, this property offers great space for relaxing and entertaining.

Living Room	22'2 x 11'2	6.75 x 3.40m
Kitchen	13'3 x 6'9	4.05 x 2.05m
Bathroom	11'6 x 9'10	3.50 x 2.99m
Bedroom 1	22'10 x 10'4	6.95 x 3.15m
Bedroom 2	16'11 x 7'7	5.15 x 2.30m
En-suite	7'2 x 5'9	2.19 x 1.76m
Storage/Laundry	7'9 x 6'9	2.36 x 2.05m



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First floor apartment

Flat 2 - Two Bedroom **The Centime**

Approximate Gross Internal Area 623 sq ft | 58 sq m

This beautiful two bedroom apartment features high ceilings and exceptional detail. The elegant Jack and Jill shower room affords a large mirror for a luxurious touch. Ample storage will keep the space clutter-free, complementing the stylish design.

Kitchen/Living/Dining Room	18'3 x 13'5	5.56 x 4.08m
Bedroom 1	14'0 x 12'9	4.26 x 3.88m
Bedroom 2	13'11 x 9'2	4.25 x 2.79m
En-suite	8'3 x 6'10	2.51 x 2.09m

*Apartment uses infrared heating, which is energy efficient, environmentally friendly and cost effective. Infrared heaters operate silently and improves air quality.

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First floor apartment

Flat 3 – One Bedroom The Franc

Approximate Gross Internal Area 438 sq ft | 41 sq m

Experience town centre living at its best with this one bedroom apartment overlooking the market square. Benefit from built-in wardrobes, a dedicated laundry space, high ceilings and large windows that create a spacious feel.

Kitchen/Living/Dining Room	20'4 x 17'11	6.19 x 5.47m
Bedroom	13'3 x 11'4	4.04 x 3.45m
Shower Room	8'4 x 8'2	2.55 x 2.48m

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First floor apartment

Flat 4 - One Bedroom The Lira

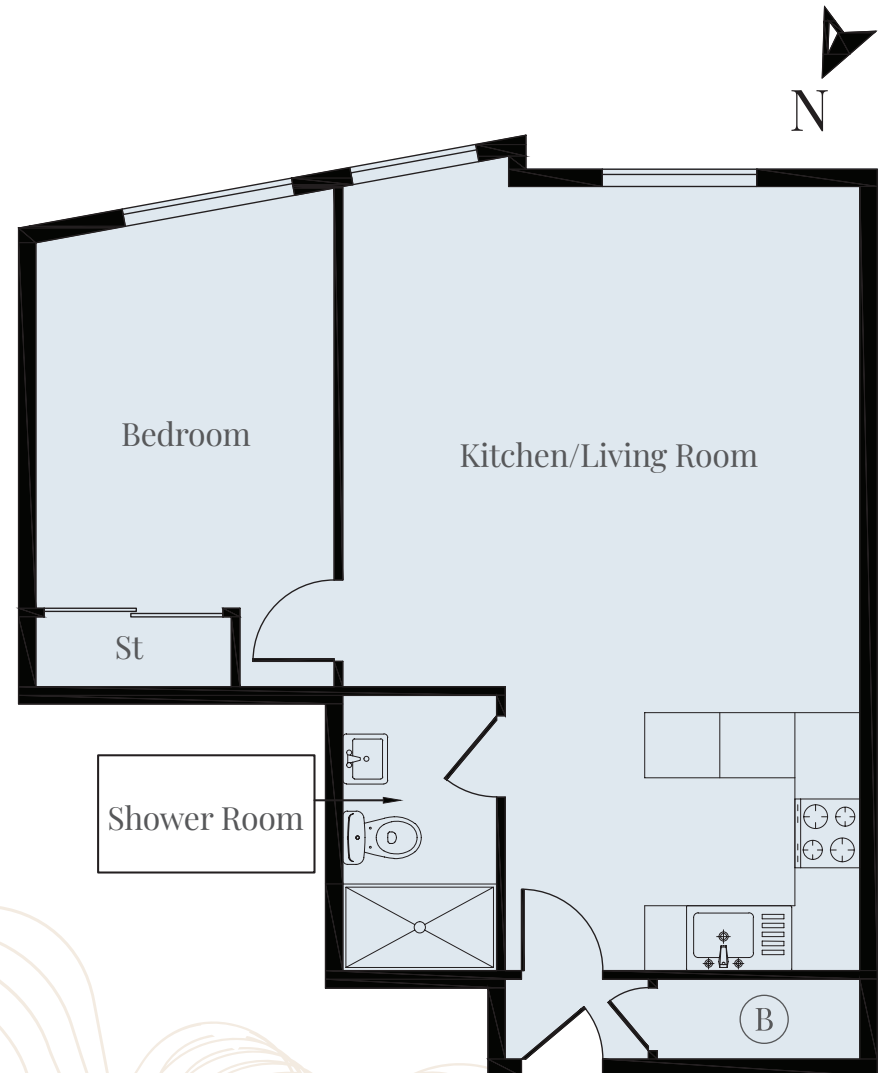
Approximate Gross Internal Area 535 sq ft | 50 sq m

This exquisite one bedroom property looks out onto the charming market square. Enjoy ample storage with built-in wardrobes, and large windows that flood the home with natural light. Perfectly blending comfort and style, this is the ideal urban retreat.

Kitchen/Living Room	22'6 x 15'8	6.85 x 4.77m
Bedroom	15'1 x 9'0	4.60 x 2.75m
Shower Room	8'4 x 4'8	2.54 x 1.42m

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First floor apartment

Flat 5 - Two Bedroom **The Noble**

Approximate Gross Internal Area 666 sq ft | 62 sq m

Exceptional specification meets modern design in this two bedroom apartment. With high ceilings and sliding doors that maximise space, the home feels expansive and airy. Both bedrooms feature built-in wardrobes, and the master suite includes a stylish ensuite.

Kitchen/Living Room	26'3 x 14'0	8.01 x 4.27m
Bedroom 1	14'4 x 11'5	4.28 x 3.47m
Bedroom 2	14'4 x 8'5	4.37 x 2.56m
En-suite	6'4 x 3'6	1.94 x 1.07m
Shower Room	9'7 x 4'4	2.91 x 1.33m



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First floor apartment

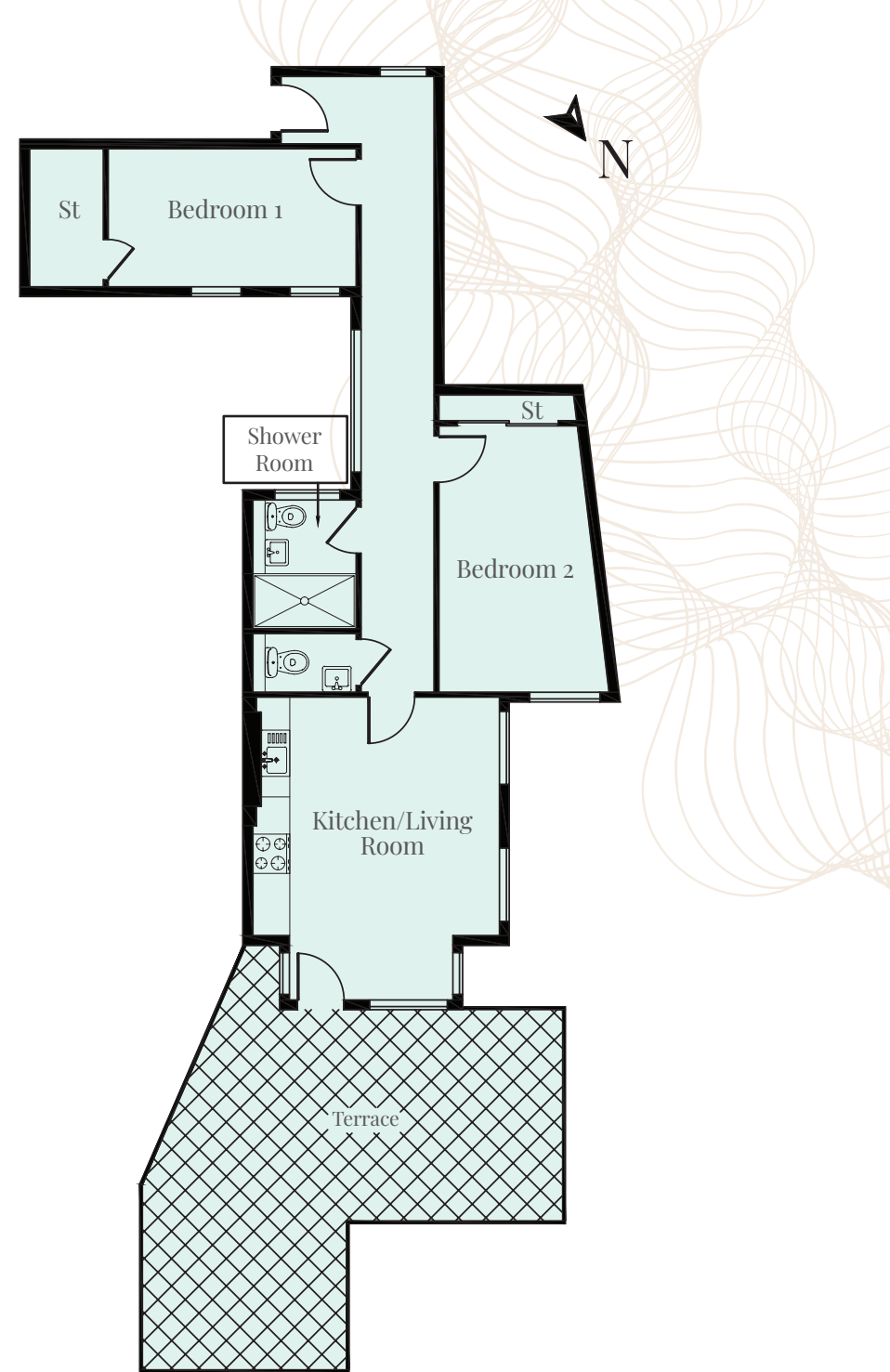
Flat 6 - Two Bedroom **The Florin**

Approximate Gross Internal Area 661 sq ft | 61 sq m

Discover modern luxury in this two bedroom apartment. The immaculate attention to detail on the interior combined with a well-sized outdoor terrace makes for the perfect space to relax and entertain.

Kitchen/Living Room	16'1 x 13'1	4.90 x 3.99m
Bedroom 1	13'2 x 7'4	4.01 x 2.23m
Bedroom 2	15'9 x 9'0	4.81 x 2.75m
Shower Room	6'10 x 5'6	2.08 x 1.67m

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Second floor apartment

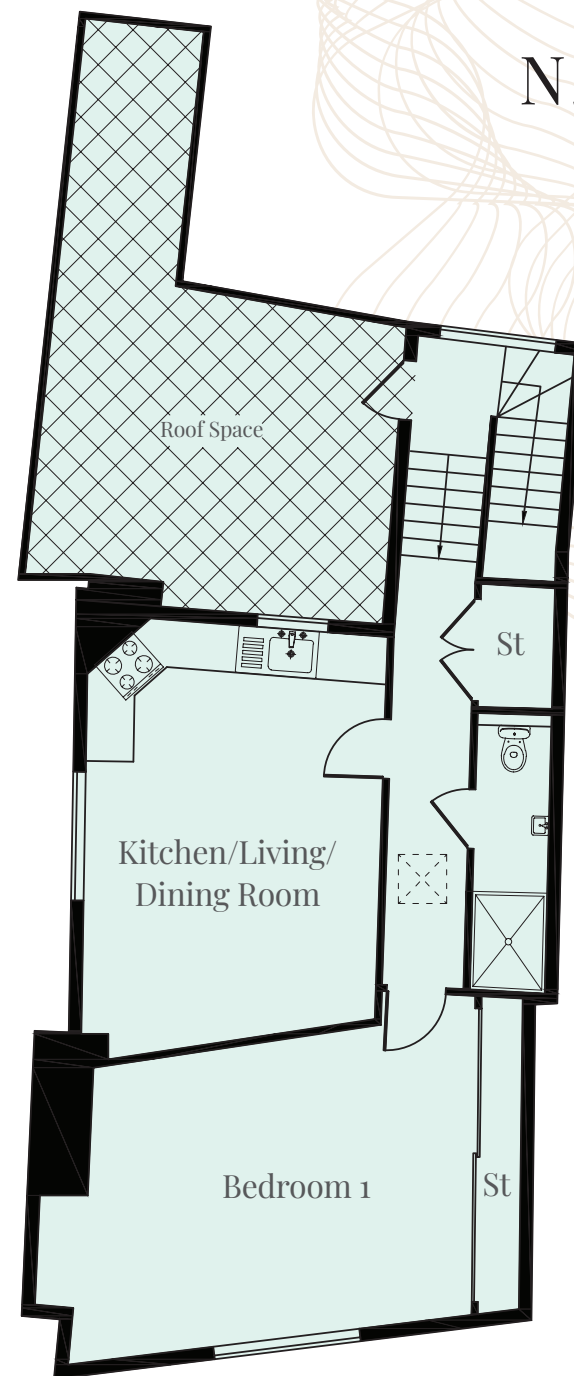
Flat 7 - One Bedroom **The Guildler**

Approximate Gross Internal Area 641 sq ft | 60 sq m

Embrace the charm of this one bedroom apartment, bathed in natural light through high ceilings and skylights. This stylish home benefits from built-in storage for convenience and a well-sized roof space.

Kitchen/Living/Dining Room	16'3 x 12'2	4.95 x 3.71m
Bedroom 1	19'8 x 12'2	6.00 x 3.71m
Shower Room	11'3 x 3'1	3.43 x 0.94m

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Second floor apartment

Flat 8 - Two Bedroom **The Sovereign**

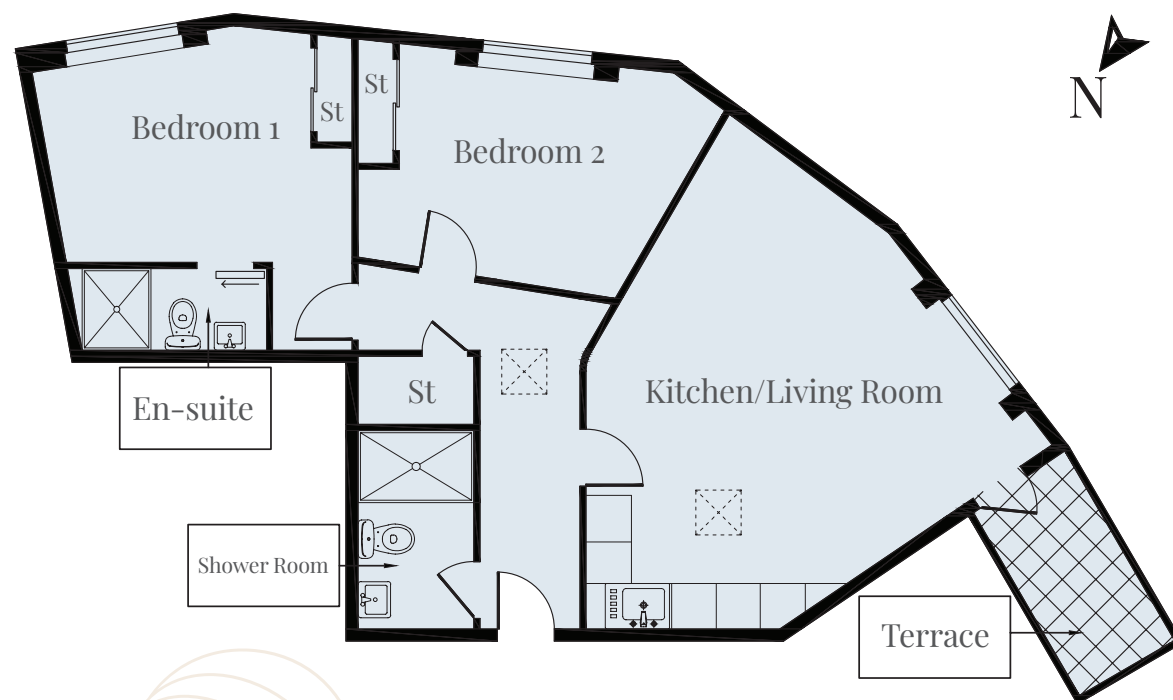
Approximate Gross Internal Area 752 sq ft | 70 sq m

Immerse yourself in this two bedroom apartment, where every detail has been meticulously crafted to ensure both style and functionality. This property combines sophisticated design with exceptional specification, creating a bright and inviting home.

Kitchen/Living Room	22'0 x 19'3	6.70 x 5.88m
Bedroom 1	14'0 x 13'6	4.26 x 4.12m
Bedroom 2	15'11 x 9'5	4.84 x 2.88m
En-suite	8'8 x 3'7	2.63 x 1.08m
Shower Room	8'7 x 5'0	2.62 x 1.53m

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Second floor apartment

Flat 9 - Two Bedroom **The Guinea**

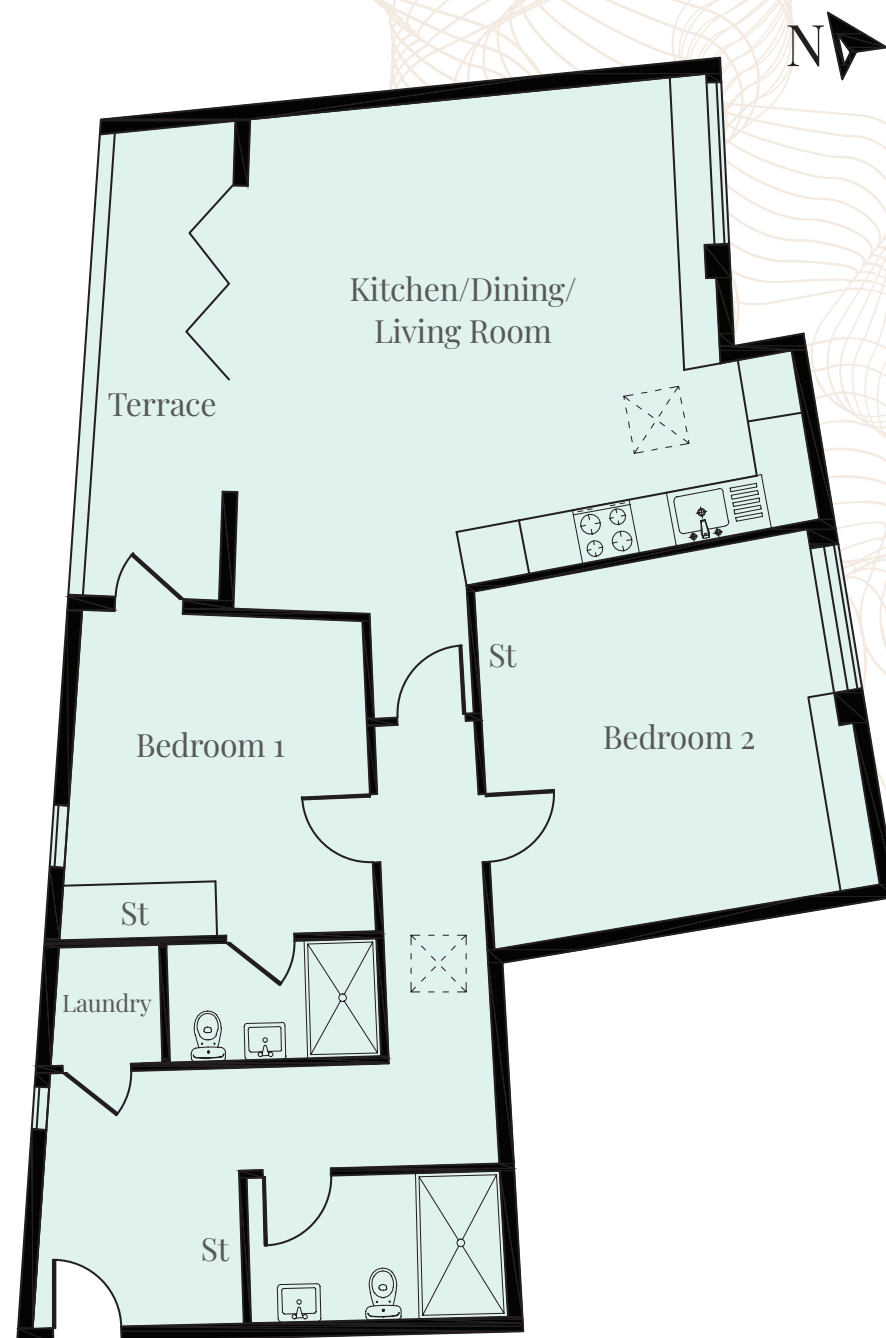
Approximate Gross Internal Area 840 sq ft | 78 sq m

Step into this luminous two bedroom apartment, where high ceilings and skylights create a bright and airy atmosphere. This home features a spacious and is a standout choice for those seeking sophistication and functionality.

Kitchen/Living/Dining Room	17'2 x 16'3	5.23 x 4.96m
Bedroom 1	11'1 x 11'1	3.62 x 3.38m
Bedroom 2	12'3 x 11'7	3.73 x 3.54m
En-suite	7'6 x 4'0	2.29 x 1.21m
Shower Room	8'8 x 4'7	2.63 x 1.40m

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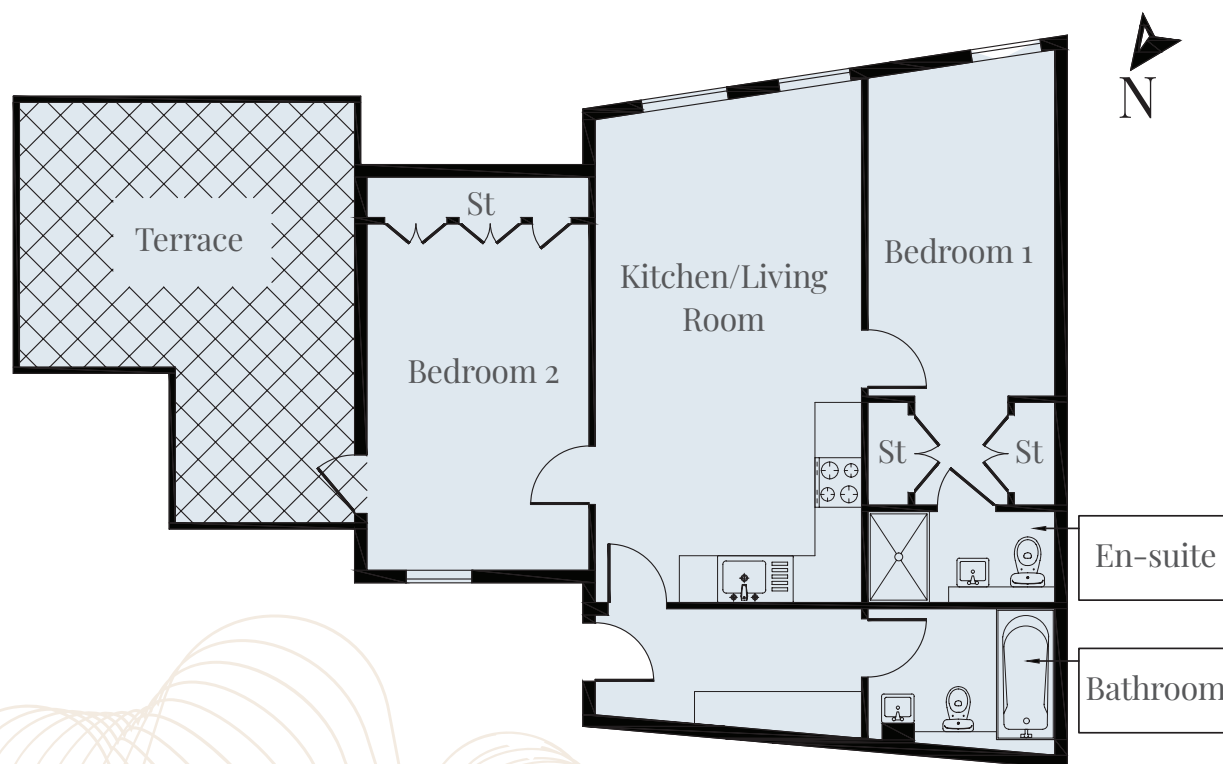
Ground floor apartment

Flat 10 – Two Bedroom The Shilling

Approximate Gross Internal Area 690 sq ft | 64 sq m

Designed to the highest specifications, this two bedroom apartment provides bright and thoughtfully designed living spaces. Benefit from built-in wardrobes, ensuite, main bathroom to serve the second bedroom, and an outdoor terrace.

Kitchen/Living Room	22'0 x 11'6	6.70 x 3.50m
Bedroom 1	19'2 x 7'10	5.85 x 2.40m
Bedroom 2	16'7 x 9'4	5.05 x 2.85m
Bathroom	7'10 x 6'2	2.40 x 1.88m
En-suite	7'10 x 3'10	2.40 x 1.17m



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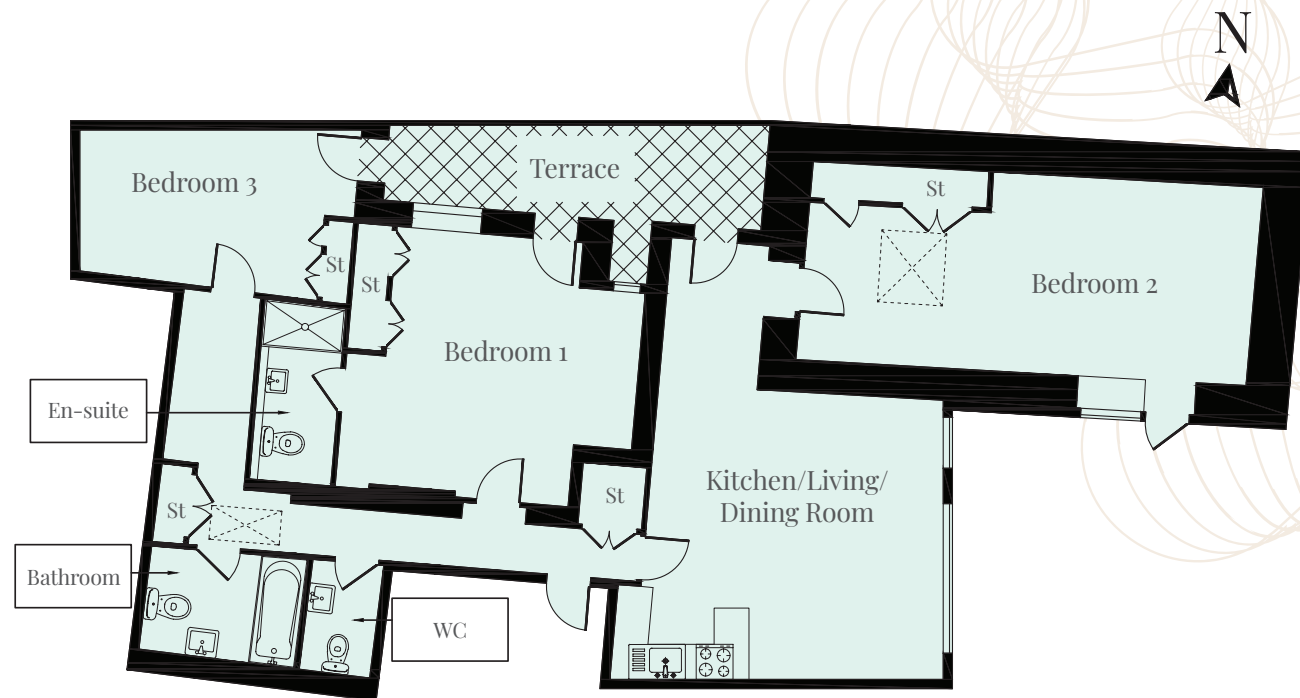
Ground floor apartment

Flat 11 - Three Bedroom The Crown

Approximate Gross Internal Area 1410 sq ft | 131 sq m

Embrace living in Wokingham town centre in this unique three double-bedroom apartment. This property features an original vault door from the old bank, blending modern elegance with traditional decor and the home has a large terrace space.

Kitchen/Living/Dining Room	24'11 x 16'5	7.60 x 5.00m
Bedroom 1	16'5 x 14'11	5.00 x 4.55m
Bedroom 2	15'11 x 9'10	4.85 x 3.00m
Bedroom 3	25'5 x 13'3	7.75 x 4.05m
Bathroom	8'10 x 5'10	2.70 x 1.79m
En-suite	10'2 x 4'7	3.11 x 1.40m



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Specifications

Every apartment at Sterling Place has been carefully planned and meticulously finished to focus on high quality, cutting-edge design and innovative energy saving.

Kitchens

- Individually designed layouts
- Modern Shaker style units
- Marble finish quartz worktop and full height splash-back
- Bosch oven
- Bosch electric hob
- Bosch integrated dishwasher
- Bosch integrated fridge freezer
- Bosch cooker hood

Bathrooms

- Contemporary white sanitaryware
- Decorative wall tiles inside shower and bath areas by Pamesa Ceramica
- Thermostatic shower with two heads
- Wall hung vanity unit in oak finish, a basin with a surface mounted tap
- Wall hung white rimless WC pan with soft-close seat
- Heated towel rail
- Mirror cabinets with light and integrated shaver socket to some plots
- Slimline LED IP44 rated ceiling lights
- Floor tiling to bathrooms and ensuites
- Electric underfloor heating in all bathrooms

Electrical fittings and home entertainment

- Television point to main reception room
- Data points with ultrafast Full Fibre broadband
- LED lights throughout

Flooring

- Engineered wood to Plot 3 (The Centime)
- Vinyl floor throughout all other apartments

Security and peace of mind

- Video door entry system

Communal area within apartment block

- Bin store
- Cycle store
- Allocated parking available to select plots with access to pay-as-you-go EVC charging points[†]
- Garage is available for extra fee[†]

* Infrared heating provides energy efficiency by directly warming objects and people rather than the air, therefore reducing energy waste. Infrared heaters operate silently without fans and also promote improved air quality by not circulating dust or allergens. It is low maintenance and not visible. Overall, it offers a cost-effective, healthy, and environmentally-friendly heating solution.

There is a hairline crack in the external facing brickwork that has been monitored over a long period. According to BRE Digest 251, this can be considered an 'aesthetic' issue.

[†] Speak to our sales advisor for more information.



Sterling Place

BROAD HOUSE | WOKINGHAM



Chopra Property Group is a multi-award-winning local Property Developments business based in Berkshire & the South Bucks area. Romy and Mani Chopra are the co-founders & co-owners and have developed over 100 units since 2011. They are highly passionate about building design led developments for the local community by re-purposing disused commercial property and ground up developments.

barbarella
architecture + design
www.barbarellastudio.com

Barbarella Studio specialises in meticulously designed residential and commercial properties. Founded in 2014, they have successfully completed more than sixty projects. They create stunning but comfortable and functional spaces and interiors, bringing together luxurious finishes and fittings, great lighting and space design. Among their clients are Twickenham Film Studios, Selfridges, Harrods, Hampton School, and many property developers.



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