



**Bespoke**

ESTATE AGENTS

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 contemporary setting.



