



43, Beechey Place
Wokingham
Berkshire, RG40 1LP

£299,950 Leasehold



*Cala Homes are able to offer up to £2,000 towards the purchaser/s legal fees, subject to the purchaser/s using a recommended solicitors of theirs (Subject to terms & conditions)

Offered to the market since new is this immaculately presented two bedroom first floor maisonette situated in the desirable Montague Park development to the east of Wokingham town centre. The accommodation comprises impressive open plan living/dining room with Juliette balcony overlooking the front, two double bedrooms, and a bathroom with generous storage and two allocated parking spaces.

- Open plan living/dining room
- Gas radiator heating and uPVC double glazed windows
- Two allocated parking spaces
- Two double bedrooms
- Bike storage
- Visitor parking available

Two allocated parking space along with visitor parking.

Montague Park is a development situated to the east of the town, off the London Road. The location is ideally placed for commuters with bus routes linking the development to Wokingham Town Centre, A329(M) and M4. Restaurants and pubs are within easy walking distance, along with the newly built Floreat Montague Junior School within the development and Buckhurst Meadow.

Council Tax Band: C
Local Authority: Wokingham Borough Council
Energy Performance Rating: B

Leasehold information

Term: 999 yrs from 1st January 2019

Years remaining: 993

Annual Service charge: £780.00

Annual Ground rent: £250.00

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

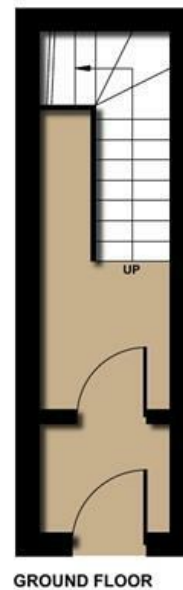




Beechey Place, Wokingham

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1243184

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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.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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