



96, Beechey Place  
Wokingham  
Berkshire, RG40 1LQ

**£300,000 Leasehold**



Offered to the market since new is this immaculately presented two bedroom third floor apartment situated in the desirable Montague Park development to the east of Wokingham town centre. The accommodation comprises impressive open plan kitchen with built in appliances/living room overlooking the front, master bedroom with fitted wardrobes, ensuite shower room and a family bathroom with generous storage.

One allocated parking space along with visitor parking.

Montague Park is a new development situated to the east of the town, off the London Road. The location is ideally placed for commuters needing the A329(M) and M4. Restaurants and pubs are within easy walking distance, along with the newly built Floreat Montague junior school within the development.

- Lift access
- Two bedrooms
- One allocated parking space
- Impressive open plan kitchen/living room
- Third floor
- Visitor parking available





## MATERIAL INFORMATION

### Part A

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: B

### Leasehold information

Term: 999 from 26th November 2021

Years remaining: 996

Annual Service charge: £1,527.90

Annual Ground rent: £250.00

Ground rent review period: Every year, in line with RPI, next review 31/12/2024

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

### Part B

Property construction – Standard form

### Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating - Gas Central Heating

Broadband Connection available (information obtained from Ofcom):  
Standard - ADSL/copper wire - Highest available download speed: 8 Mbps – Highest available upload speed: 0.9 Mbps  
Superfast - (FTTC) - Highest available download speed: 33 Mbps - Highest available upload speed 7 Mbps  
Ultrafast - (FTTP) - Highest available download speed: 1000 Mbps - Highest available upload speed 1000 Mbps

### Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site <https://checker.ofcom.org.uk>

### Parking

There is one allocated parking space available at the property

### Part C

#### Flooding

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

#### Property Accessibility/Adaptations

Lift access



# Beechey Place, Wokingham

Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1162160

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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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