



**Flat 12 Landen House, Rectory Road  
Wokingham  
Berkshire, RG40 1EE**

**£425,000 Leasehold**



This impressive two bedroom, two bathroom penthouse apartment, with lift access, is located within the sought-after Landen House development on Rectory Road, Wokingham. Positioned at the rear of the building, the apartment enjoys a quieter aspect and offers spacious and well-designed accommodation. A particular highlight is the large open-plan kitchen, dining and living area which provides an excellent space for both everyday living and entertaining. The property also features two generously sized bedrooms, including a principal bedroom with en suite, alongside a modern family bathroom. The apartment offers bright and contemporary living within easy reach of the town centre.

- Two bedroom penthouse apartment with lift access
- Large open-plan kitchen, living and dining area
- One allocated parking space plus visitor parking
- Two bathrooms including en suite to principal bedroom
- Quiet rear-facing position within the building
- Convenient location close to Wokingham town centre

The property benefits from one allocated parking space, with the development also offering three visitor parking spaces for guests. The communal areas are well maintained and provide convenient access to the apartment building.

Landen House is ideally situated on Rectory Road, just a short distance from Wokingham town centre which offers a wide range of shops, restaurants and leisure facilities. Wokingham railway station provides direct services to Reading, London Waterloo and Gatwick Airport, while the A329(M) and M4 motorway network are easily accessible for commuters.

Council Tax Band: E  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: D

#### Leasehold information

Term: 125 yrs from 1st December 2009

Years remaining: 108

Annual Service charge: c.£2,200.00

Annual Ground rent: c.£350.00

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

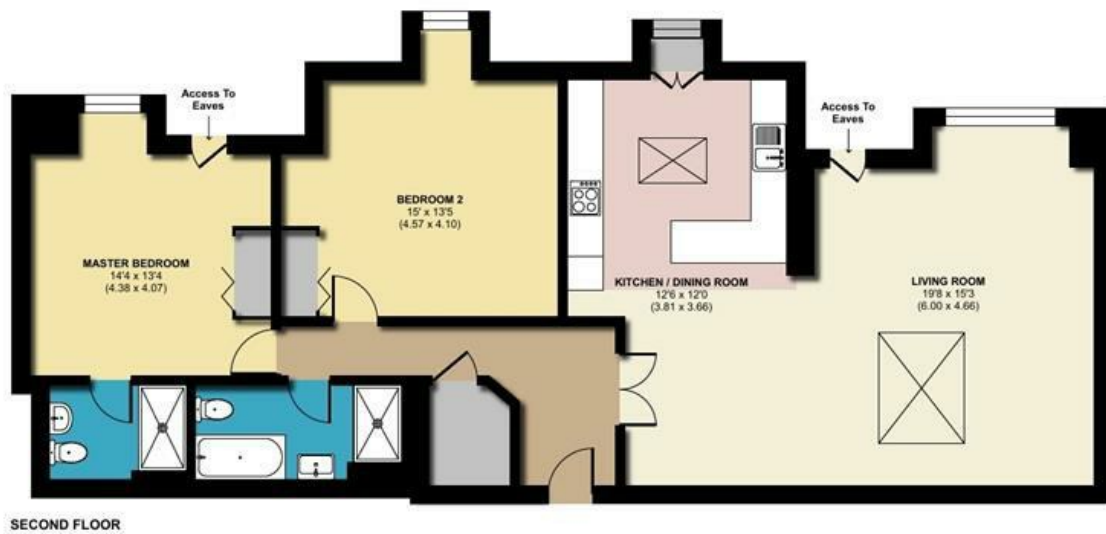




## Landen House, Rectory Road, Wokingham

Approximate Area = 1174 sq ft / 109 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 2026. Produced for Michael Hardy. REF: 1420953

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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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