



**22 Keephatch House, Montague Close
Wokingham
Berkshire, RG40 5PJ**

Guide Price £280,000 Leasehold



This beautifully presented two bedroom, two bathroom second floor apartment offers modern, light filled living in a well maintained development. With a generous layout, the apartment features an open-plan living/dining area, a kitchen and double-aspect views overlooking the communal grounds to both the rear and side, creating a bright and airy feel throughout. Both bedrooms are well-proportioned, with the principal bedroom benefiting from an en-suite shower room, while a separate main bathroom serves the second bedroom and guests. The property is ideal for professionals, downsizers, or investors seeking a low-maintenance home with a premium finish and excellent amenities.

- No onward chain
- Lovely views from side and rear aspect
- Video entry system and Communal gardens
- Second floor apartment
- Gated development
- Two allocated parking spaces

The property benefits from communal grounds, one allocated secure underground parking space and one external parking space.

There are a combination of two and three bedroom apartments in this prestigious block set to the east of Wokingham built by highly regarded developers Taylor Woodrow. The Keephatch development is reasonably close to the A329(M) and M4 motorway giving good access to Bracknell, Reading and London, yet only approximately a 20 minute walk from Wokingham town centre.

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

Leasehold information
Term: 999 yrs from 1st January 2021
Years remaining: 995
Annual Service charge: £3,165.50
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

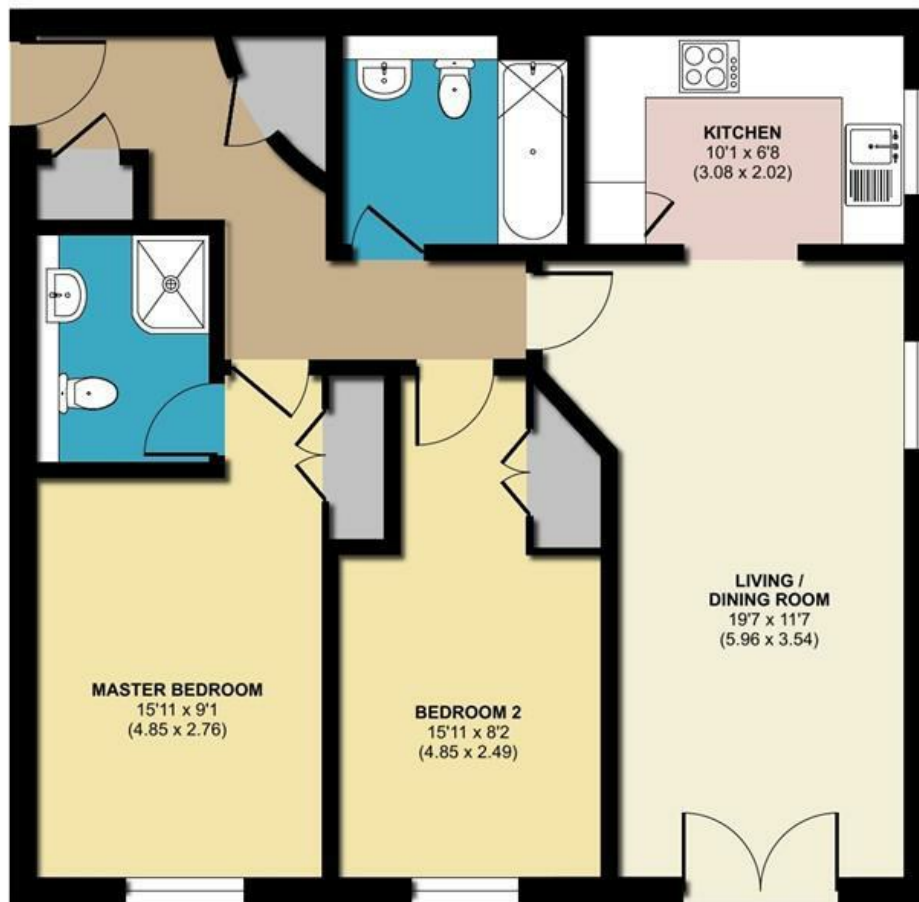




Montague Close, Wokingham

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



SECOND FLOOR

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: 1280050

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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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