

23 Keephatch House , Montague Close Wokingham RG40 5PJ



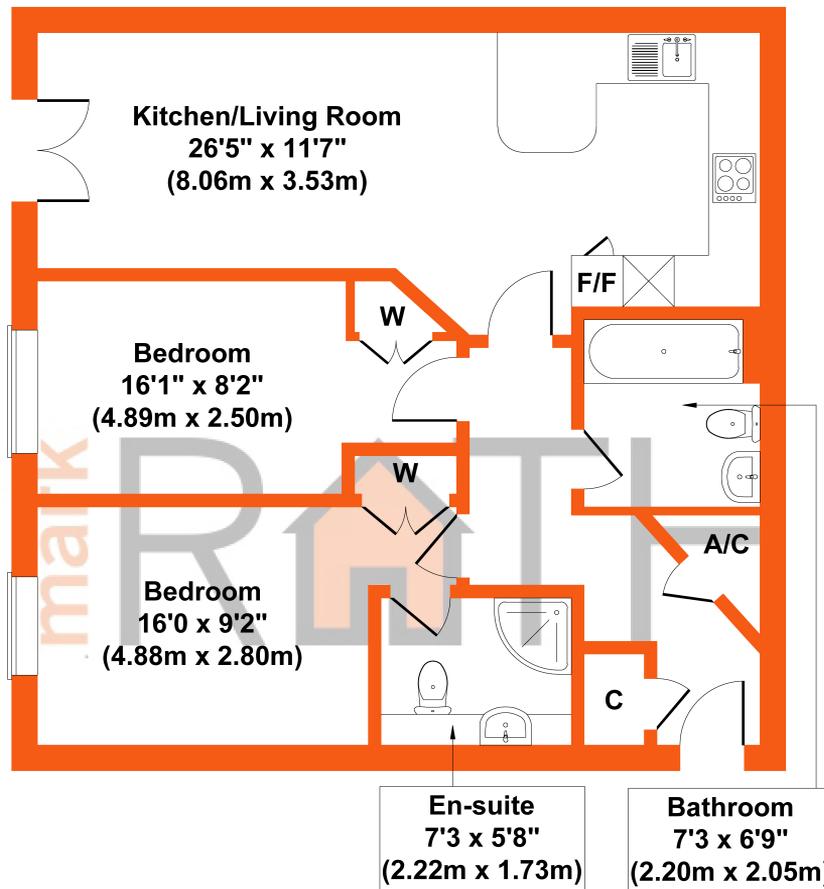
Keephatch House. An impressive building comprising two and three bedroom apartments set within beautifully maintained communal gardens with automatic gated access. The property accommodation of 759 sq ft comprises open plan living space with refitted kitchen, breakfast bar and Juliet balcony, a family bathroom, two double bedrooms, both with built in wardrobes and with the master boasting an ensuite shower room. Additionally, the property offers two allocated parking spaces with one of these being in the secure underground parking and the other in the outer area. The property has double glazing, electric heating and an EPC rating C. This second floor apartment is accessed via impressive communal areas and the option of the lift or stairs plus direct access to the underground parking. Lease details – the property has a share of freehold and the current owner is currently extending the lease. No ground rent payable and annual service charge c.£3,158. For more detailed material property information please click on the various brochure links.

£290,000 Leasehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

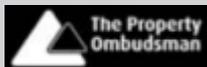


Approx. Gross Internal Floor Area 759 sq. ft. (70.5 sq. m.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2026



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.