



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

£285,000 Leasehold



This well presented two bedroom second floor apartment situated on the popular Keephatch House development to the west of Wokingham town centre. The accommodation comprises two double bedrooms including bedroom one with en suite shower facilities, bathroom, spacious open plan living room/kitchen with fitted appliances.

Outside there are well maintained communal grounds with allocated parking and one underground 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.

- No onward chain
- Master bedroom with en suite
- Lift to all floors
- Open plan living room/kitchen
- Underfloor heating
- Video entry system





MATERIAL INFORMATION

Part A

Term: 999 yrs As of 1st January 2021

Years remaining: 996 yrs

Annual Service charge: c.£2,800.00

Annual Ground rent: Peppercorn (nil)

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

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Part B

Property construction – Standard form

Services:

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Electric underfloor heating

Broadband Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download

speed: 29 Mbps – Highest available upload speed: 6 Mbps

Superfast – None available

Ultrafast – (FTTP) - Highest available download speed: 1000

Mbps - Highest available upload speed: 1000 Mbps

Mobile Phone Overage

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

Part C

Flooding

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

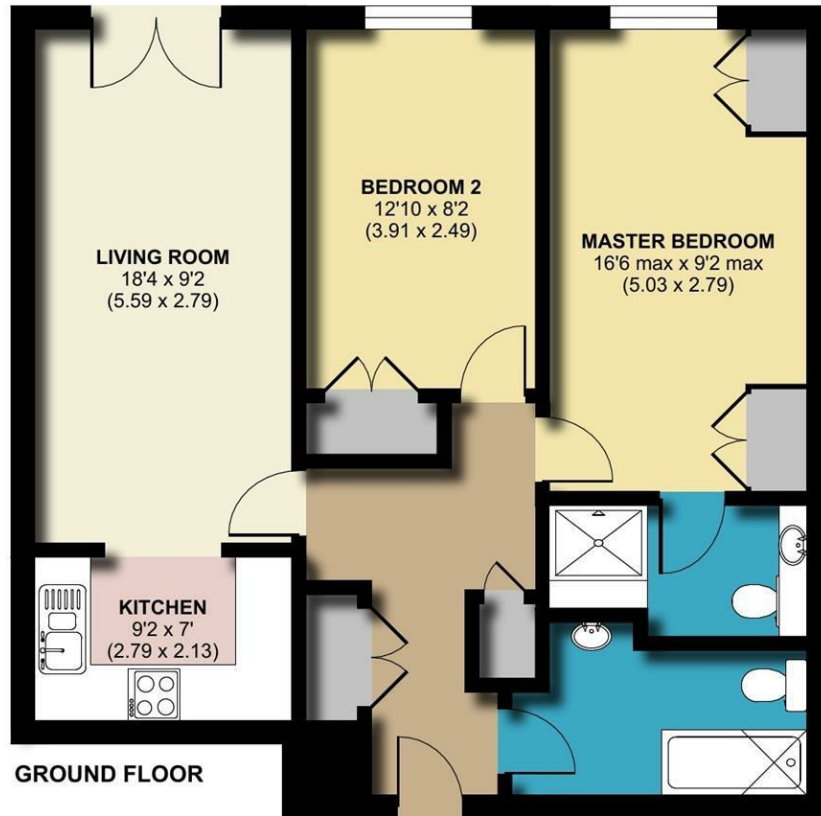
There is one underground parking space and one allocated space above ground.



Montague Close, Wokingham

Approximate Area = 719 sq ft / 66.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Michael Hardy. REF: 974651

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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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