



29 Keephatch House, Montague Close  
Wokingham  
Berkshire, RG40 5PJ

**£270,000 Leasehold**



This well presented two bedroom, two bathroom second floor apartment is located within the popular Montague Park development and offers modern, low-maintenance living. The property features a spacious open plan living/dining room, seamlessly connected to a contemporary kitchen, creating an ideal space for both relaxing and entertaining. There are two well proportioned bedrooms, including a generous principal bedroom with en suite shower room, alongside a separate modern bathroom. The apartment is finished to a good standard throughout and benefits from plenty of natural light.

- NO ONWARD CHAIN
- Open plan living/dining room with modern kitchen
- Underground parking space plus additional allocated parking
- Two bedroom second floor apartment
- En suite to principal bedroom plus separate bathroom
- Ideal for first time buyers, downsizers or investors

The property benefits from both an underground parking space and an additional allocated parking space externally, offering excellent convenience for residents and visitors. The development is well maintained, with communal areas and surroundings kept to a high standard.

Montague Park is a highly sought-after development on the outskirts of Wokingham, offering excellent access to local amenities, schools and green spaces. Wokingham town centre is within easy reach, providing a range of shops, restaurants and leisure facilities, along with a mainline railway station. The A329(M) and M4 are also easily accessible, making this an ideal location for commuters.

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

Leasehold information  
Term: 999 yrs from 1st January 2021  
Years remaining: 994  
Annual Service charge: c.£3,166.98  
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

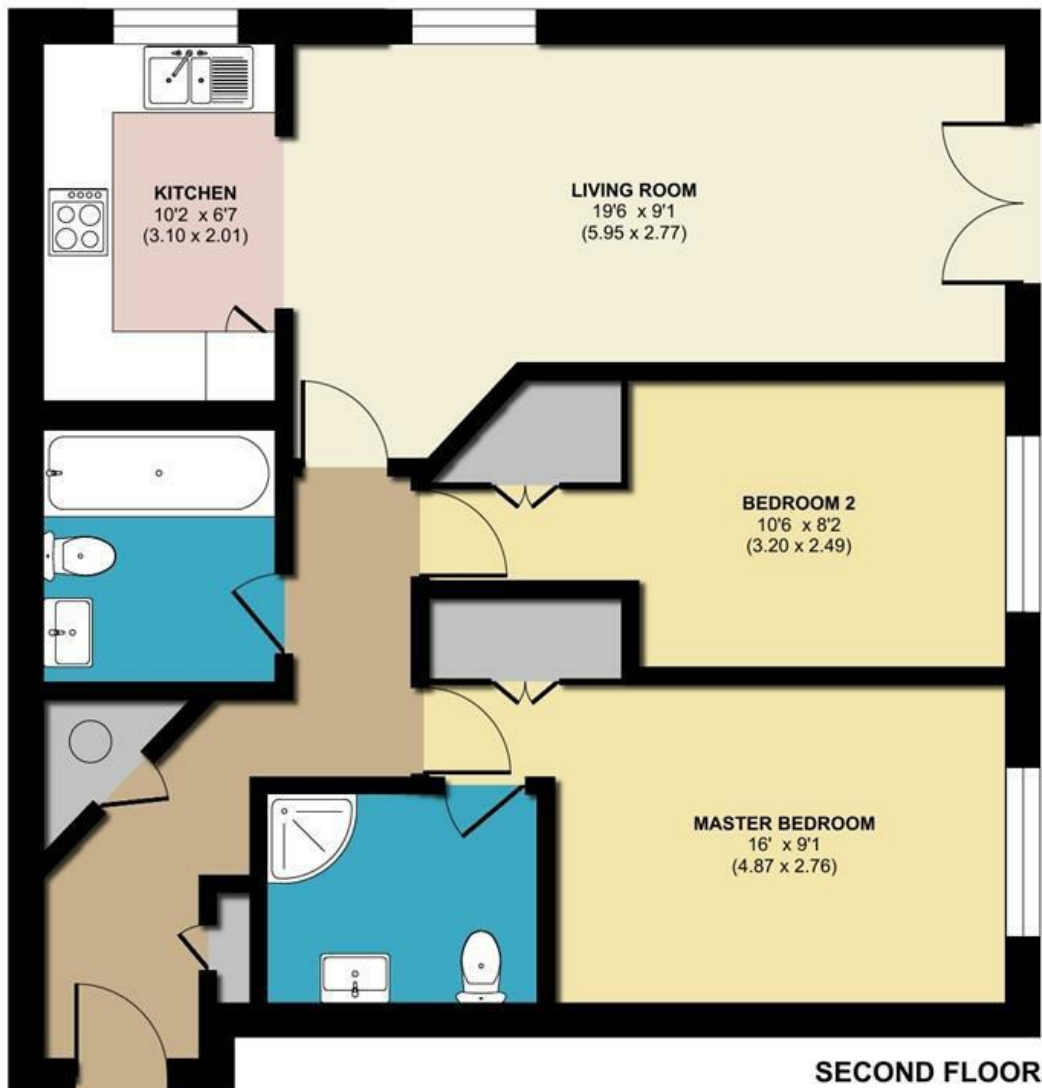




## Montague Close, Wokingham

Approximate Area = 754 sq ft / 70 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: 1431308

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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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