



Bengeo Mews, Bengeo, SG14 3TL

£245,000



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**Bengeo Mews, Bengeo**

**\*\*CHAIN FREE - LONG LEASE - DESIRABLE LOCATION\*\***

This one-bedroom, second-floor apartment is nestled within the exclusive and highly sought-after Mews development in the picturesque area of Bengeo. Accompanied by a **\*\*LONG LEASE\*\***, this property presents an exceptional opportunity for discerning buyers. The apartment is surrounded by meticulously landscaped grounds, providing a serene and idyllic setting that enhances its appeal.

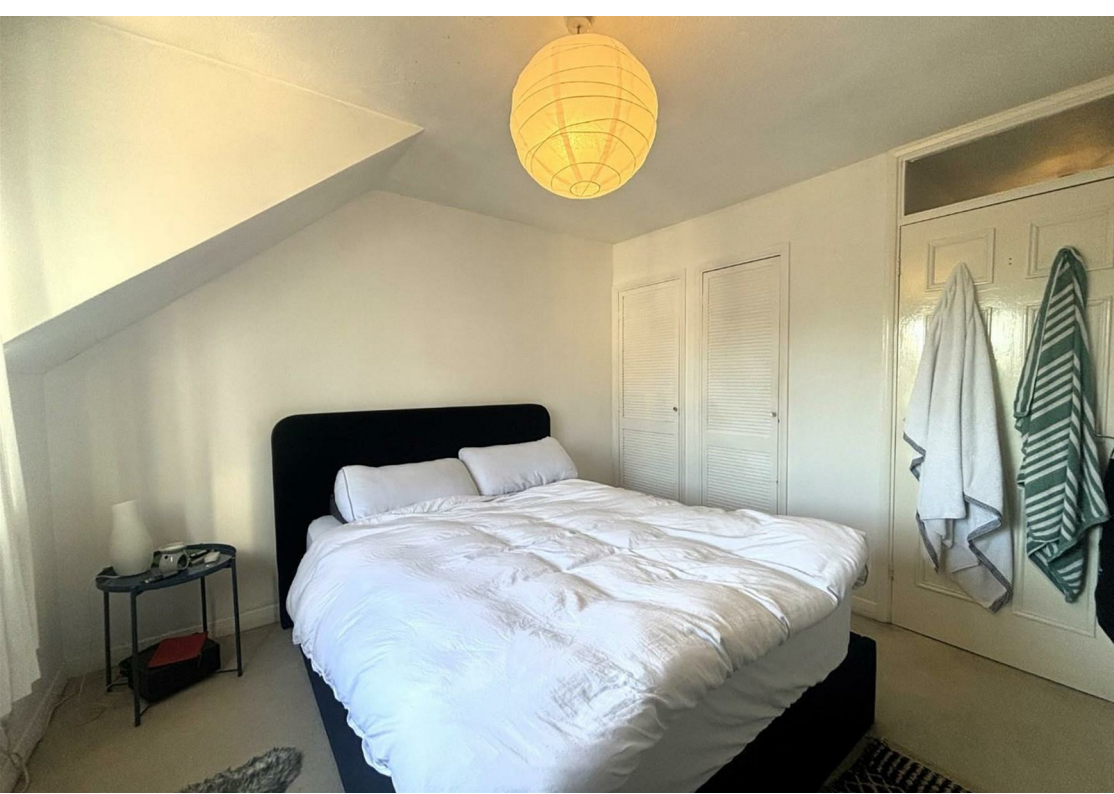
Boasting double-glazed windows throughout, this residence is as practical as it is charming, ensuring comfort and energy efficiency. The interior is equally impressive, featuring a generously proportioned 14'9 x 12'4 lounge/diner that offers ample space for relaxation and entertaining. The modern kitchen is thoughtfully designed, blending style with functionality to create a space that will delight any home chef.

Adding to the property's allure is the convenience of an allocated parking space, a coveted feature in this popular development. For those expecting guests, there is also additional visitor parking available, making this home as accommodating as it is attractive.

Whether you're a first-time buyer looking for a perfect starter home or an investor seeking a property with strong rental potential, this apartment offers an irresistible combination of location, comfort, and long-term value.











**Communal Entrance:**

Access via shared door with stairs to first floor and private front door into:

With steps leading up to second floor.

**Entrance Hall:**

Storage cupboard and doors to:

**Lounge/Dining Room:**

14'9 x 12'4

UPVC double glazed window to rear.

**Kitchen:**

9'4 x 6'5

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, appliance space for cooker, washing machine and fridge/freezer.

**Bedroom:**

11'6 x 10'7

UPVC double glazed window to front and built in wardrobes.

**Bathroom:**

6'9 x 5'4

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled throughout and access to loft.

**Parking:**

Allocated parking for one car.

**Communal Gardens:**

Beautifully maintained communal gardens surround a striking central Cedar tree, believed to be around 400 years old.

**Tenure:**

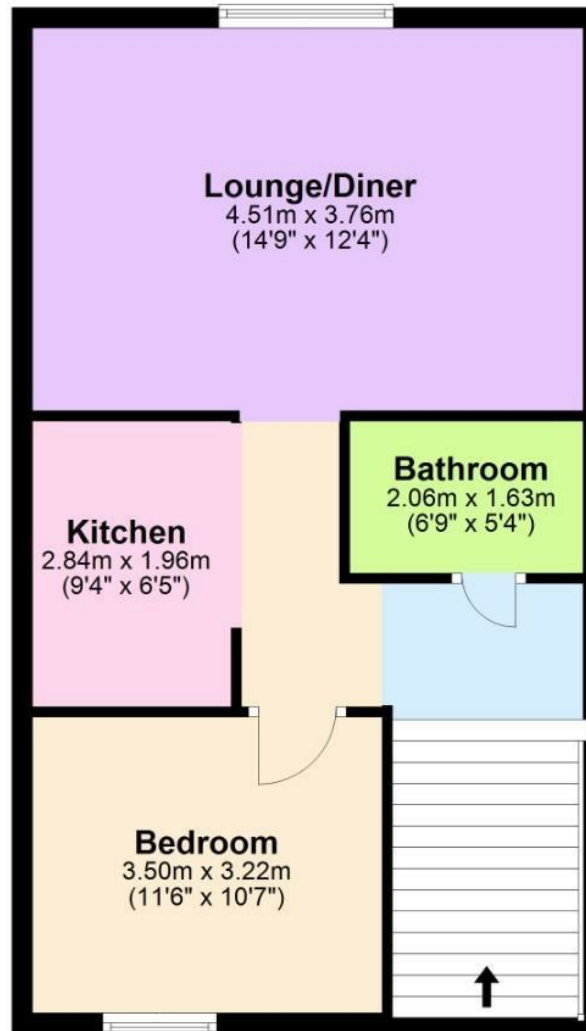
Leasehold. 149 years remaining.

Service Charge: £1,908.34 per annum

Ground Rent: £0 per annum.

## Second Floor

Approx. 52.4 sq. metres (563.6 sq. feet)



Total area: approx. 52.4 sq. metres (563.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

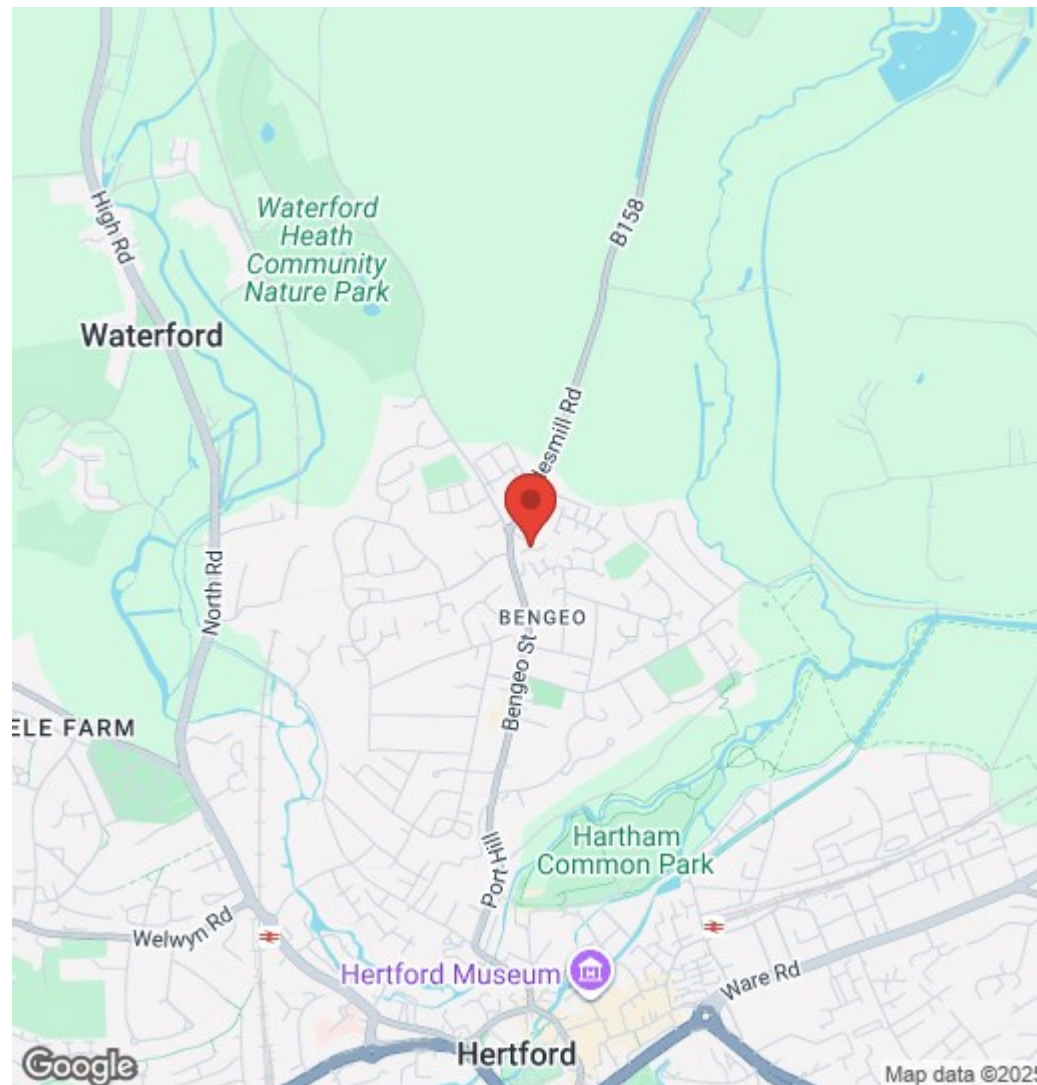


| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         | 78                                                                                |
| (81-91) B                                   |                         |                                                                                   |
| (69-80) C                                   |                         |                                                                                   |
| (55-68) D                                   |                         |                                                                                   |
| (39-54) E                                   | 54                      |                                                                                   |
| (21-38) F                                   |                         |                                                                                   |
| (1-20) G                                    |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| England & Wales                             | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                   |
|-----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO2 emissions |                            |                                                                                   |
| (92 plus) A                                         |                            |                                                                                   |
| (81-91) B                                           |                            |                                                                                   |
| (69-80) C                                           |                            |                                                                                   |
| (55-68) D                                           |                            |                                                                                   |
| (39-54) E                                           |                            |                                                                                   |
| (21-38) F                                           |                            |                                                                                   |
| (1-20) G                                            |                            |                                                                                   |
| Not environmentally friendly - higher CO2 emissions |                            |                                                                                   |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |



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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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