



Bengeo Gardens Romford, RM6 4BT

Guide Price: £260,000 - £280,000

Edward Chase is delighted to present this beautifully refurbished two-bedroom, two-bathroom first-floor apartment, ideally situated within the popular Bengeo Gardens development in Chadwell Heath, RM6. Finished to a high standard throughout, this impressive apartment offers bright and spacious accommodation with modern interiors, making it an ideal purchase for first-time buyers, professionals, downsizers or buy-to-let investors seeking an attractive rental return. The property comprises a generous reception room, a separate fitted kitchen, two well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, together with a modern family bathroom. Additional benefits include gas central heating, a combination boiler, ample storage, an entry phone system, an allocated



- Newly refurbished 2-bedroom, 2-bathroom apartment
- Master bedroom with fitted wardrobes and en-suite
- Entry phone security system & EPC Rating B, Council tax band C
- First-floor apartment, including private parking
- Gas central heating, double glazed windows & combination boiler
- Approx. 125-year lease | Service Charge: £1,600 pa | Ground Rent: £200 pa

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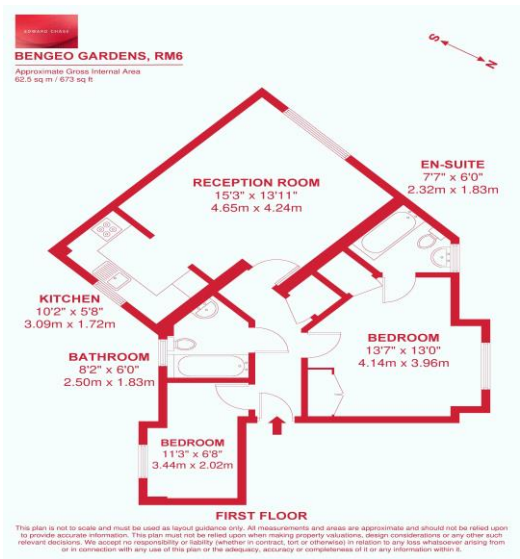
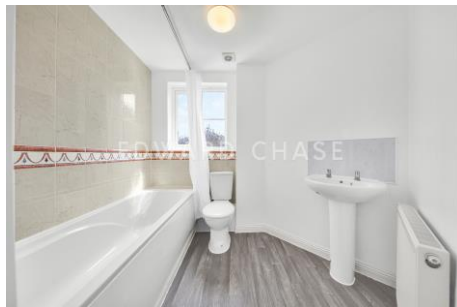
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investment opportunity, this superb apartment combines modern living with excellent transport links and a convenient location. Key Features

- Newly refurbished throughout
- Two spacious bedrooms
- Two modern bathrooms (including en-suite)
- Bright first-floor apartment
- Separate fitted kitchen including white goods
- Allocated parking space
- Gas central heating
- Combination boiler
- Fitted wardrobes to the principal bedroom
- Ample internal storage
- Entry phone security system
- Laminate flooring throughout
- EPC Rating: B
- Council Tax Band: C
- London Borough of Redbridge
- Close to Chadwell Heath & Goodmayes Elizabeth Line stations
- Excellent local schools, shops and amenities
- Ideal first-time purchase or buy-to-let investment

Lease Information

- Tenure: Leasehold
- Approximate Lease Remaining: 125 years
- Annual Service Charge: £1,600
- Annual Ground



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.