



**Bergenia House Bedfont Lane, Feltham TW13 4GE**

**welcome to**

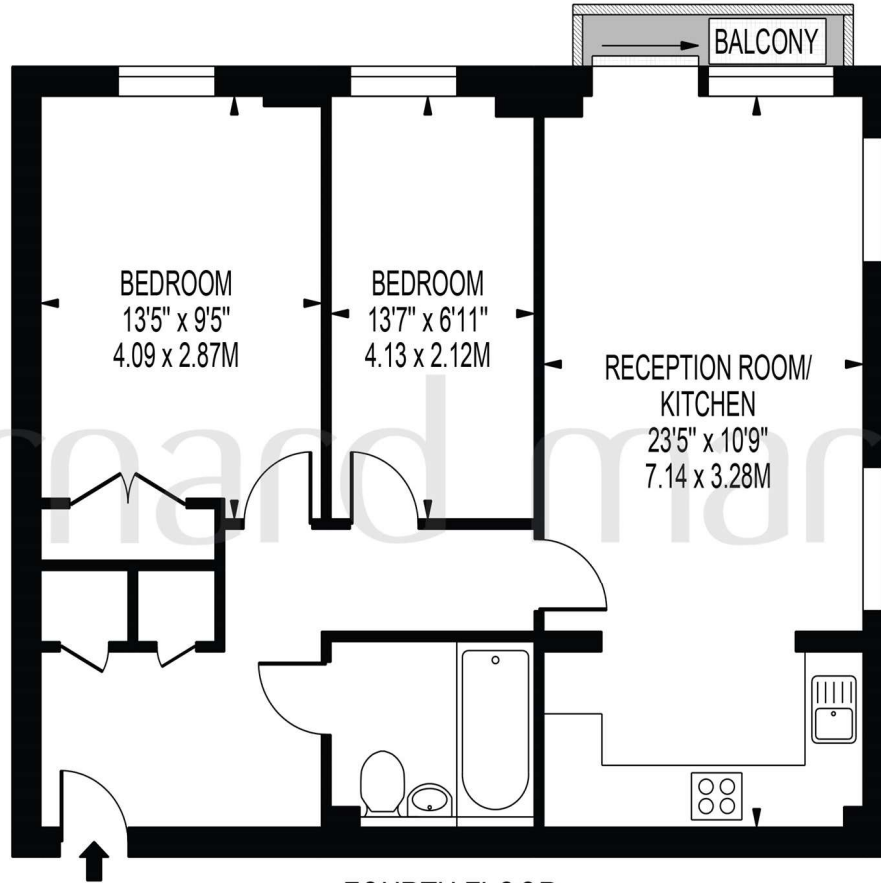
**Bergenia House Bedfont Lane, Feltham**

Well-presented two bedroom fourth-floor apartment in Bergenia House with no onward chain. Balcony off the living room, built-in wardrobes, lift access and secure entry. Just a short walk to Feltham Mainline Station and nearby shops.



# BERGENIA HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 646 SQ FT - 60.06 SQ M



FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Offered with no onward chain, this well-presented fourth-floor apartment in Bergenia House features a bright open-plan living area with access to a private balcony, a modern kitchen, two bedrooms including a master with built-in wardrobes, and a contemporary bathroom.

The building provides lift access and a secure entry phone system, and is just a short walk from Feltham Mainline Station as well as local shops and amenities.

welcome to

## Bergenia House Bedfont Lane, Feltham

- NO CHAIN
- TWO BEDROOM APARTMENT
- FOURTH FLOOR APARTMENT
- LIFT ACCESS
- SECURE ENTRYPHONE SYSTEM
- SHORT WALK TO FELTHAM HIGH STREET
- FAMILY BATHROOM
- GOOD FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£265,000**



**view this property online** [barnardmarcus.co.uk/Property/FEL113190](https://www.barnardmarcus.co.uk/Property/FEL113190)



Property Ref:  
FEL113190 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property



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