



Flat 35 Bergenia House, Bedfont Lane, Feltham, Greater London. TW13 4GE

- Entrance Hall
- Large Kitchen
- Lounge/ Diner
- Two Double Bedrooms
- Bathroom with Window
- 106 Year Lease
- Combi Boiler
- Double Glazing
- Feltham High Street
- HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

A spacious and conveniently located apartment overlooking Feltham High Street and mainline station as well as links to Hatton Cross Underground Station and Heathrow Airport. Offered to the market with lift access, two double bedrooms and large open plan kitchen/ lounge. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a rear aspect wooden door, carpeted flooring, built in storage cupboard and doors to all rooms.

Lounge/ Diner

Side aspect double glazed sliding doors with Juliette balcony, carpeted flooring, wall mounted radiator and entryway to;

Kitchen

Front aspect double glazed window, a range of eye and base level units with integrated combi boiler, drainage sink, oven, electric hob, extractor fan and space for white goods.

Bedroom

Dual double glazed windows, carpeted flooring and wall mounted electric radiator.

Bathroom

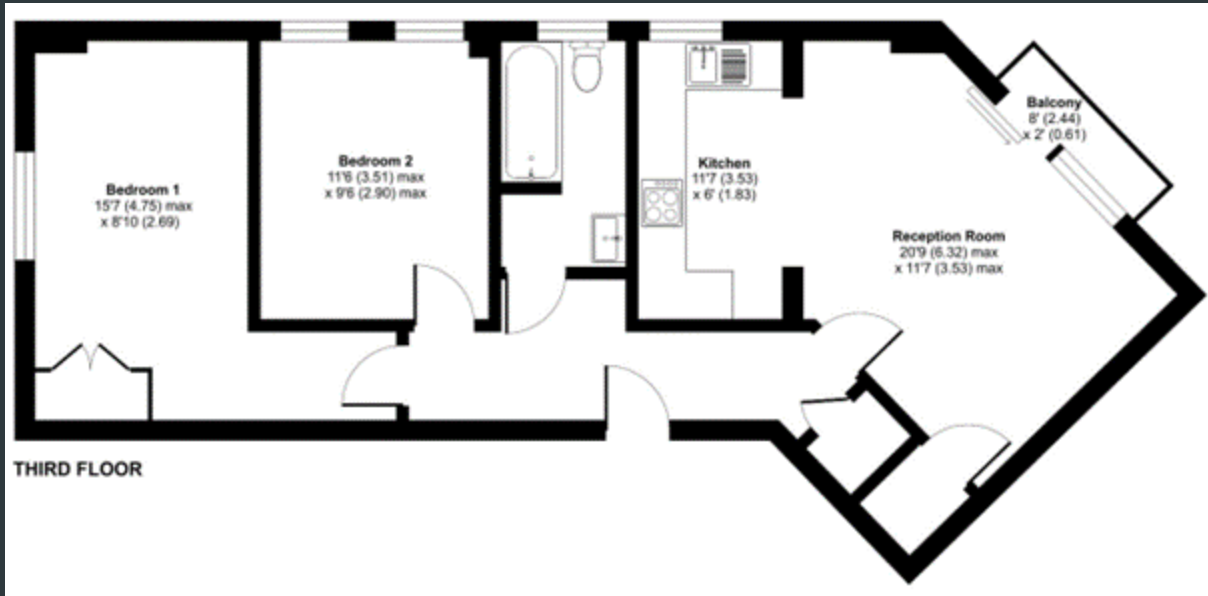
Rear aspect double glazed window, roll top bath, low level WC and pedestal wash basin.

Tenure

We have been advised there is approximately 908 year lease remaining with monthly chargers as follows: £173.14 for the remaining 25% rent (less if purchased at 100%), service charge of £162.05, water bill of £23.31 and sinking fund of £25.17. We recommend this information be confirmed with your solicitor prior to exchange.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Feltham
343, Bedfont Lane, Feltham, TW14 9SD
02088937618
info@robertshunt.co.uk