



Bengeo Mews, Bengeo Street, SG14 3TL  
Hertford









## Bengeo Mews, Bengeo Street, SG14 3TL

SPACIOUS one bedroom apartment located in the desired area of Bengeo!

This immaculate property is situated in a block of only 2 maisonette's boasting its 17ft living/dining room, modern bathroom, LARGE double bedroom with masses of built in storage and perfect kitchen!

Short distance into Hertford town centre, close proximity to both Hertford rail stations & easy access into Ware.

Asking Price £225,000



**LIVING/DINING ROOM 14'09 x 17'85 (4.50m x 5.18m)**

11'36 x 9'58

**BEDROOM ONE 11'36 x 9'58 (3.35m x 2.74m)**

**KITCHEN 5'84 x 8'19 (1.52m x 2.44m)**

**BATHROOM**

**LEASE**

120 YEARS APPROX.

**GROUND RENT**

£300 PA APPROX.

**SERVICE CHARGE**

£1400 PA APPROX.











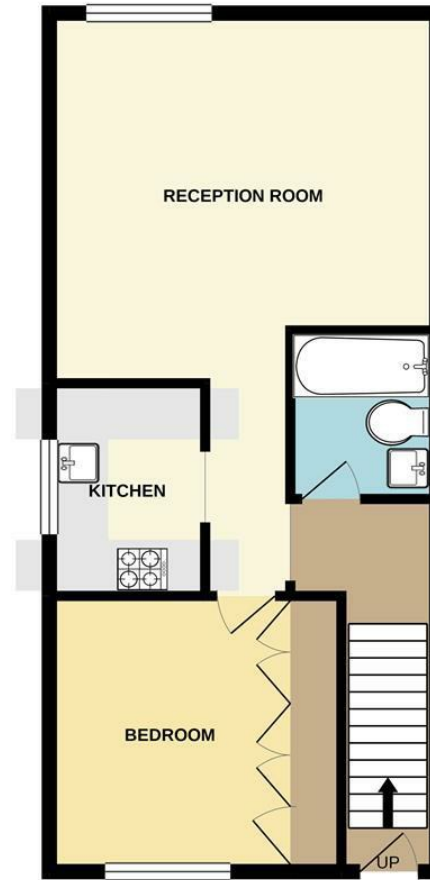


GROUND FLOOR  
45.9 sq.m. (494 sq.ft.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 45.9 sq.m. (494 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

28 Maidenhead Street, Hertford,  
Hertfordshire, SG14 1DR  
T: 01992 586570  
E:  
www.kings-group.net

