

rodgers
estate agents



Dovedale Close
Harefield, Middlesex, UB9 6DQ



£205,000 Leasehold

A well proportioned first floor flat with stunning views over open countryside. The property is ideal for first time buyers or investors alike and is situated in a convenient location, just a short walk to the centre of Harefield village. The accommodation comprises an entrance hallway, living/dining room room, kitchen, double bedroom and bathroom. Further features include gas central heating, double glazing and a long lease. An internal viewing is highly recommended.

Entrance Hall

UPVC door with semi circular opaque glass inset and opaque window to side. Cloaks cupboard with electric meter.

Lounge/Kitchen

25' 6" x 11' 11" (7.77m x 3.63m)
Quality laminate flooring. Radiator. Double glazed windows with far reaching views over open countryside.

The kitchen area is well fitted with high gloss wall and base units, granite effect work surfaces, and stainless steel sink unit with mixer tap and drainer. Breakfast counter. Space for electric cooker. Fitted microwave. Plumbed for washing machine. Space for fridge/freezer. Down lighters. Tiled flooring. Opaque double glazed windows overlooking front aspect.

Double Bedroom

13' 6" x 9' 0" (4.11m x 2.74m) Fitted wardrobes, cupboard and drawer units. Laminate flooring. Radiator. Double glazed window with far reaching views over open countryside.

Bathroom

Majority tiled with a white suite incorporating walk in shower with wall mounted shower unit, WC, and wash hand basin. Cupboard housing water tank. Expel air. Radiator.

About The Property

Lease

125 years from 14 August 2017. 117 years remaining.

Outgoings

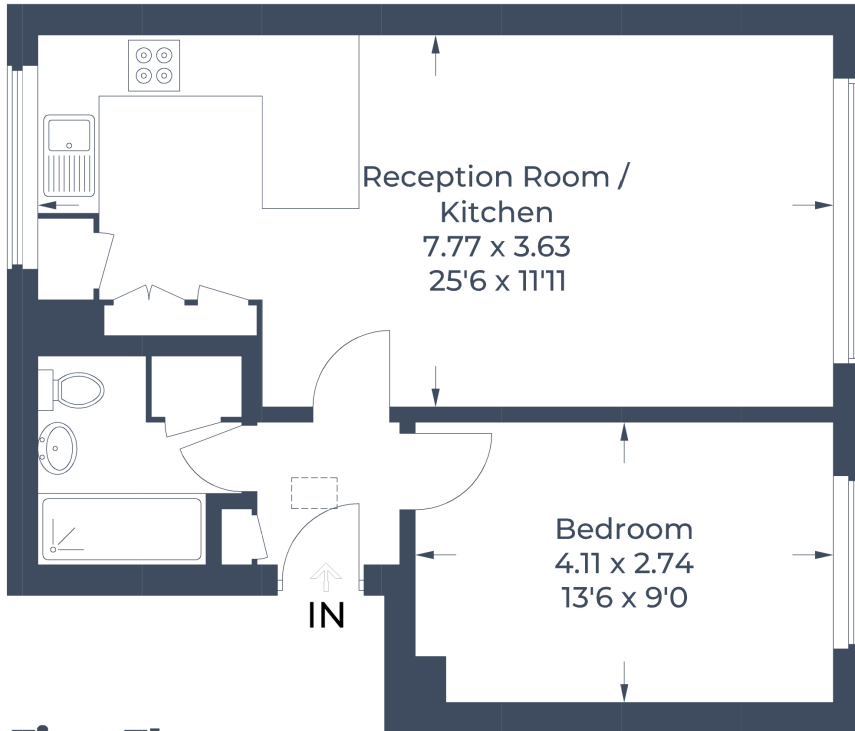
Ground Rent - £10.00 per annum.

Service Charge and Buildings Insurance - £383.84 inclusive per annum.

Council Tax - London Borough of Hillingdon Band B £1,369.23 per annum.



Approximate Gross Internal Area
46.2 sq m / 497 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Produced for Rodgers



Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333