



**Breakspear Road North**  
Harefield, , UB9 6NR





## £330,000 Leasehold

A spacious, newly refurbished two bedroom purpose built first floor apartment set in the centre of Harefield Village, close to the shops and other amenities. The property features a newly fitted kitchen and bathroom, a good size lounge with picture window and patio door to the large balcony overlooking the well maintained communal grounds with far reaching views across the Village Green and beyond. The properties benefit from central heating, double glazing, an allocated parking space, communal grounds and a garage in a separate block. Vacant possession.

### Entrance Hall

Front door with opaque glass inset. Large storage cupboard housing electric consumer unit. Wall mounted entrance intercom.

### Lounge

14' 9" x 11' 11" (4.50m x 3.63m) Radiator. Large picture double glazed window over looking front aspect. Casement door with double glazed glass insets leading to balcony.

### Kitchen

11' 11" x 7' 11" (3.63m x 2.41m) Well fitted with high gloss wall and base units. Black granite effect worksurfaces with tiled splashbacks. Stainless steel sink unit with mixer tap and drainer. Wall mounted boiler unit. Fitted four ring gas hob with extractor hood over. Fitted oven. Space for fridge freezer. Plumbed for washing machine. Laminate flooring. Double glazed window over looking front aspect.

### Bedroom 1

11' 6" x 11' 0" (3.51m x 3.35m) "L" shaped with radiator and double glazed window over looking rear aspect.

### Bedroom 2

11' 0" x 8' 0" (3.35m x 2.44m) "L" shaped with radiator and double glazed window over looking rear aspect.

### Bathroom

Partly tiled with a white suite comprising bath with mixer tap and shower attachment. , w.c and wash hand basin with mixer tap cupboard unit under. Heated chrome towel rail. Expel air. Tiled floor.

### Outside

### Balcony

Wooden hand rail.



## Communal garden

## Parking

Allocated parking space to the rear.

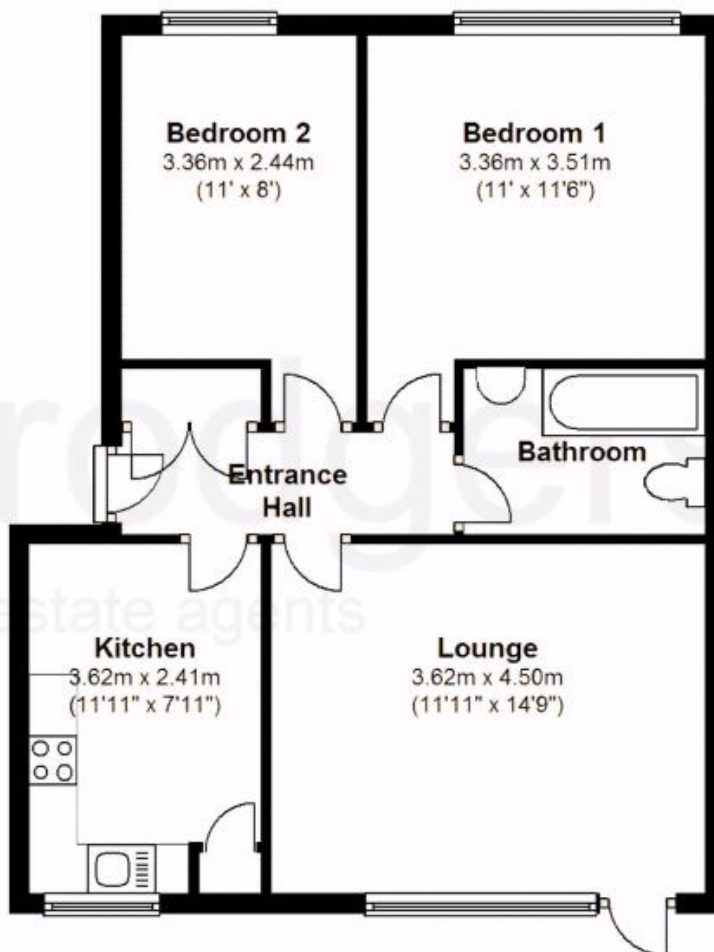
## Garage

Single garage with up and over door.



# The Poplars, Harefield UB9 6NR

Approx. Gross Internal Area 57 sq. Metres (618 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Rodgers Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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