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estate agents



Breakspear Road North
Harefield, , UB9 6NR



£325,000 Leasehold

A very well presented first floor apartment located in the heart of Harefield Village which has been newly renovated and decorated throughout. The property is located in the heart of the village close to local amenities and schools. There is public transport links to Uxbridge, Denham, Northwood, and Ruislip. The accommodation comprises an entrance hallway, a spacious lounge/diner, a newly fitted kitchen/breakfast room, two double bedrooms and a newly fitted bathroom. Further features include a balcony over looking the village green, a garage and off street parking and long lease. No upper chain.

Entrance Hall

Wall mounted entrance intercom.
Cupboard. Thermostat.

Living Room

11' 11" x 14' 9" (3.63m x 4.50m)
Radiator. Double glazed windows over looking village green .
Casement door with double glazed glass insets leading to balcony.

Kitchen Breakfast Room

11' 11" x 7' 11" (3.63m x 2.41m)
Partly tiled with modern wall and base units. Work surfaces with one and a half bowl stainless steel sink unit with mixer tap. Four ring gas hob with extractor hood over. Space for oven. Plumbed for washing machine/dryer. Cupboard housing wall mounted central heating boiler. Double glazed window.

Bedroom One

11' 0" x 11' 6" (3.35m x 3.51m)
Down-lighters. Radiator. Double glazed windows.

Bedroom Two

11' 0" x 8' 0" (3.35m x 2.44m)
Radiator. Double glazed window.

Bathroom

Fully tiled with a white suite incorporating bath with mixer tap and wall shower attachment, w.c and wash hand basin with mixer tap and cupboard under. Heated chrome towel rail.

Outside

Garage

In a block. Up and over metal door.

To the front

Entrance via the front of the property with mature planted borders and brick wall surround. One allocated parking spot. Secure gated entrance to the Bin Store.

To the rear

Communal grounds.

Service Charge

£1,140.00 Per Annum

Ground Rent

£125.00 Per Annum

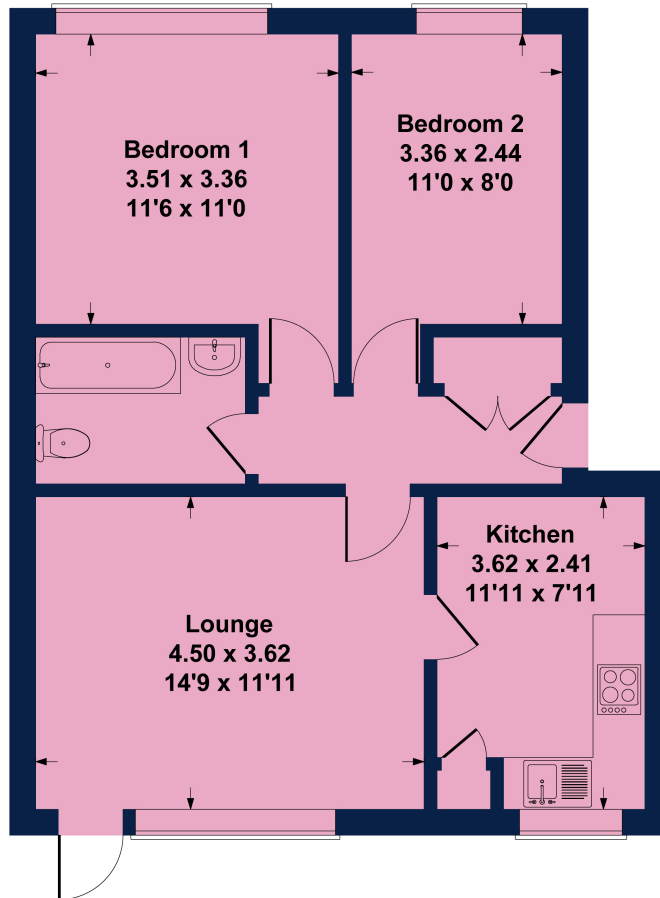
Lease

31st December 2115 (90 years remaining)



8 The Poplars

Approximate Gross Internal Area
58.2 sq m / 626 sq ft



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(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	

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