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Merle Avenue
Harefield, Middlesex, UB9 6DE



£289,950 Share of Freehold

A superb opportunity to purchase this spacious two double bedroom first floor maisonette, being sold with a share of the freehold, a long extended lease in excess of 900 years, and **NO ONWARD CHAIN**. The property is situated in a sought after location, just moments walk to Harefield High Street, its shops, amenities and schools. The maisonette would benefit from some updating, allowing any buyer to put their own stamp on the property. With its own front door, the property comprises a ground floor entrance lobby with stairs rising to the first floor hallway, a spacious kitchen/diner, a bathroom and a further guest WC, the two double bedrooms, the use of the extensive and well maintained communal grounds, and a garage in a separate block. The property is set in a development of twelve maisonettes, each with a garage and parking, and is priced to reflect the refurbishment needed.

Ground Floor

Entrance

Entrance via sealed unit front door with opaque glazed panel inset, leading to Entrance Lobby.

Entrance Lobby

Opaque glazed sealed unit side aspect window. Radiator. Wall light point. Coved cornice. Display shelf with wall mounted coat hooks beneath. Carpeted stairs rising to First Floor and Hallway.

First Floor Lobby

Sealed unit window overlooking the front of the property. Ceiling light point. Coved cornice. Fully carpeted, continued from stairs. Internal glazed door leading from first floor lobby to hallway.

Hallway

Two ceiling light points. Smoke alarm. Coved cornice. Radiator. Doors off to Kitchen, Lounge, Bedrooms One and Two, Bathroom and Guest WC. Air vent. Built in cupboard housing the consumer unit and electricity meter, and with storage shelving. Wall mounted coat hooks. Wall mounted central heating thermostat. Smoke alarm.

Kitchen

10' 6" x 9' 2" (3.20m x 2.79m)

Sealed unit windows overlooking the side of the property. Wood laminate flooring. Radiator. Ceiling light point. Wall mounted wall mounted central heating controls. Smoke alarm. CO2 alarm. Fitted with a range of base and eye level units. Built in larder cupboard. Good expanse of roll edge work surfaces inset with a four ring electric hob with Neff integrated oven below and Moffat extractor hood above. Also inset with a single bowl stainless steel drainer sink with twin chrome taps. Part tiled walls and tiled splashbacks. Space and plumbing for dishwasher and washing machine. Space for full height fridge freezer. Door to room housing wall mounted Potterton boiler with air vent, ceiling light point, sealed unit side aspect window, and built in cupboard housing the immersion tank.

Sitting Room

12' 3" x 12' 1" (3.73m x 3.68m)

Sealed unit windows overlooking the side of the property. Fully carpeted. Two sets of built in display shelving with cupboards beneath, either side of the closed fireplace which has a tiled mantle, hearth and surround. Ceiling light point. Coved cornice. Two radiators. Air vent. TV point. Telephone point. Broadband point.

Bedroom One

13' 11" x 13' 3" (4.24m x 4.04m).

Sealed unit windows overlooking the side of the property. Fully carpeted. Coved cornice. Radiator. Ceiling light point. TV point.

Bedroom Two

10' 7" x 9' 11" (3.23m x 3.02m).

Sealed unit windows overlooking the side of the property. Carpeted. Coved cornice. Ceiling light point. Radiator.

Bathroom

Two sets of sealed unit opaque glazed side aspect windows. Fitted with a suite comprising panel enclosed bath with twin chrome taps and shower attachment, pedestal mounted wash hand basin with twin chrome taps, and WC. Vinyl flooring. Wall mounted bathroom cabinet. Wall mounted mirror with light and shavers only point above. Part tiled walls and tiled splashbacks. Air vent. Ceiling light point. Radiator.

Guest Cloakroom

Fitted with a WC and pedestal mounted mini corner sink with twin chrome taps. Ceiling light point. Air vent. Radiator. Wood laminate flooring. Wall mounted mirror.

Outside

Garage

17' 3" x 8' 2" (5.26m x 2.49m)

Garage in a separate block with up and over door and space to park in front.

Communal Grounds

Well maintained communal garden with trees, shrubs and large area of lawn.

About The Property

Tenure and Lease

The property benefits from a share of freehold and is being sold with a newly extended lease in excess of 900 years.

Ground Rent

£10 per annum.

Service Charge and Buildings Insurance

£90 per month inclusive of service charge and buildings insurance.

Council Tax

London Borough of Hillingdon Band C - £1,656.80 per annum. Single person occupancy discount available.



Approximate Gross Internal Area
 Ground Floor = 3.7 sq m / 40 sq ft
 First Floor = 69.5 sq m / 748 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 86.3 sq m / 929 sq ft

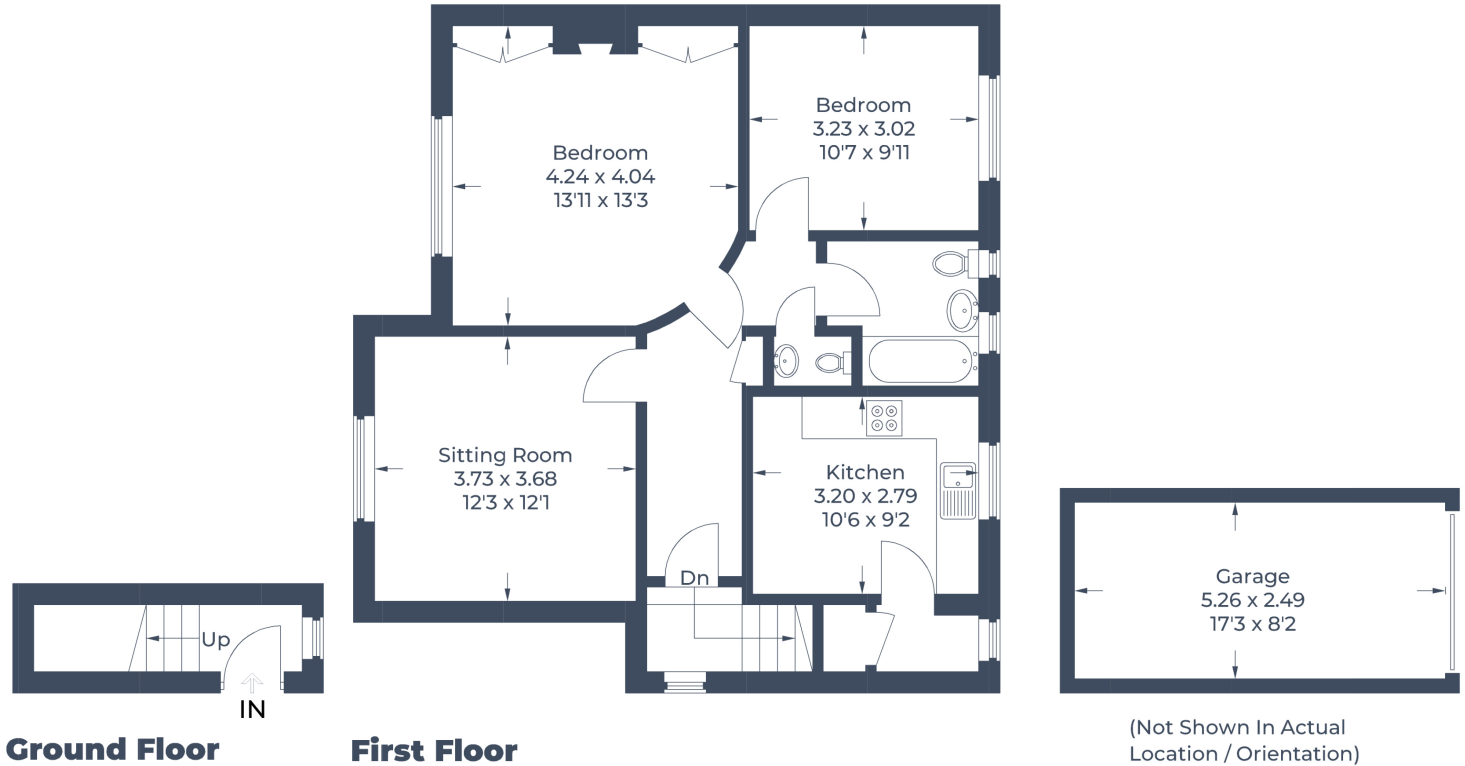


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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