

rodgers
estate agents



Royal Quay
Uxbridge, Greater London, UB9 6FE



£1,600 pcm

A superb ground floor modern apartment, situated on the banks of the Grand Union Canal in Harefield within a prestigious sought after development. The property benefits from two allocated parking spaces. The accommodation comprises of a welcoming entrance hallway with built in storage cupboards, dual aspect living room open plan to the kitchen/dining area, two double bedrooms and a modern four piece suite bathroom. Further features include electric central heating, double glazing and two allocated parking spaces. The apartment is presented in excellent condition throughout with wonderful views of the canal and beyond to the front. AVAILABLE IMMEDIATELY.

Entrance Hall

Modern front door with opaque double glazed glass inset and double glazed opaqued window above. Quality flooring. Down lighters. Large storage cupboard with electric consumer unit. Large airing cupboard with mega-flow water tank and slatted shelving. Utility cupboard with washer/ dryer with shelving.

Living Room/ Kitchen

20' 8" x 12' 0" (6.30m x 3.66m) Well fitted with modern high gloss wall and base units. Quality work surfaces with splash backs. Stainless steel sink unit with mixer tap and drainer. Built in four ring electric hob with extractor hood over. Built in oven. Fitted fridge/ freezer. Dishwasher. Wine cooler. Two wall electric heaters. Quality flooring. T.V & radio wall points. Down lighters. Dimmer switch. Quality flooring. Double glazed sash windows over looking front aspect.

Bedroom 1

12' 0" x 10' 11" (3.66m x 3.33m) Built in double wardrobe with sliding mirrored fronts. T.V and radio wall points. Electric wall heater. Double glazed sash windows over looking rear aspect.

Bedroom 2

12' 0" x 9' 9" (3.66m x 2.97m) Fitted double wardrobe with sliding mirrored fronts. T.V and radio wall points. Electric wall heater. Double glazed sash windows over looking rear aspect.

Bathroom

Fully tiled with a modern white suite incorporating bath with mixer tap and hand held shower attachment, w.c, wash hand basin with mixer tap with drawer units under and a walk in shower with wall mounted shower attachment. Down lighters. Electric shavers point. Mirror. Heated towel rail. Expel air.

Outside

Parking

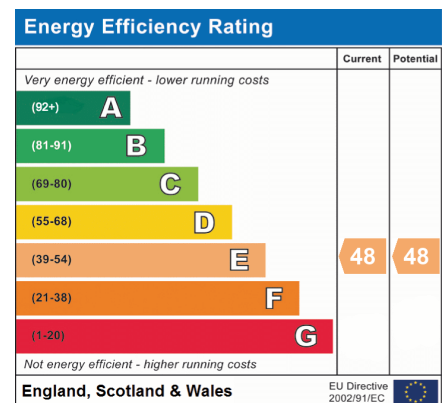
Two allocated parking spaces.



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