

rodgers
estate agents



Harland Court

Merle Avenue, Harefield, Middlesex, UB9 6DE



£307,500 Share of Freehold

A superb opportunity to purchase this spacious two double bedroom ground floor maisonette, being sold with NO ONWARD CHAIN. The property is situated in a sought after location, just moments walk to Harefield High Street. The maisonette would benefit from some updating, allowing the buyers to put their own stamp on the property. With its own front door, the accommodation comprises of an entrance hallway, spacious kitchen/breakfast room, inner hallway, lounge/sitting room, two double bedrooms and bathroom. The maisonette also benefits from a share of the freehold, a garage in a separate block and the use of the well maintained communal gardens. Other benefits include double glazing and gas central heating and a newly extended lease in excess of 900 years. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

Entrance Hallway

Own private front door with double glazed ornate opaque panel. Double glazed side aspect opaque window. Radiator. Built in storage cupboard. Door to the kitchen/breakfast room.

Kitchen / Breakfast Room

15' 6" x 9' 2" (4.72m x 2.8m) Double glazed front aspect window. Range of wall and base units. Built in oven and grill. Built in gas hob. Stainless steel sink and drainer unit. Spaces for appliances. Part tiled walls. Two radiators. Wall mounted Worcester boiler. Door to the inner hallway.

Inner Hallway

Radiator. Built in storage/airing cupboard with radiator inside. Doors to the lounge/sitting room, both bedrooms and bathroom.

Lounge / Sitting Room

13' 10" x 13' 1" (4.20m x 4.00m) Double glazed rear aspect window and rear aspect door with double glazed panels leading to the communal gardens. Boarded over fireplace with tiled surround and hearth. Carpet. Two radiators.

Bedroom One

12' 4" x 12' 2" (3.7m x 3.70m) Double glazed rear aspect window. Carpet and radiator. Fitted wardrobes.

Bedroom Two

10' 5" max x 10' 0" (3.18m max x 3.04m) Double glazed front aspect window. Carpet and radiator. Fitted wardrobes.

Bathroom

6' 7" x 6' 5" max (2.0m x 1.96m max) Double glazed front aspect opaque windows. Panel enclosed bath with built in shower above. Pedestal hand wash basin. Low level WC. Part tiled walls. Radiator. Extractor.

Communal Garden

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

Garage

Approximately 17' 5" x 8' 4" (5.3m x 2.5m) garage in a separate block with up and over front door.

Tenure

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

Ground Rent, Service Charge and Buildings Insurance

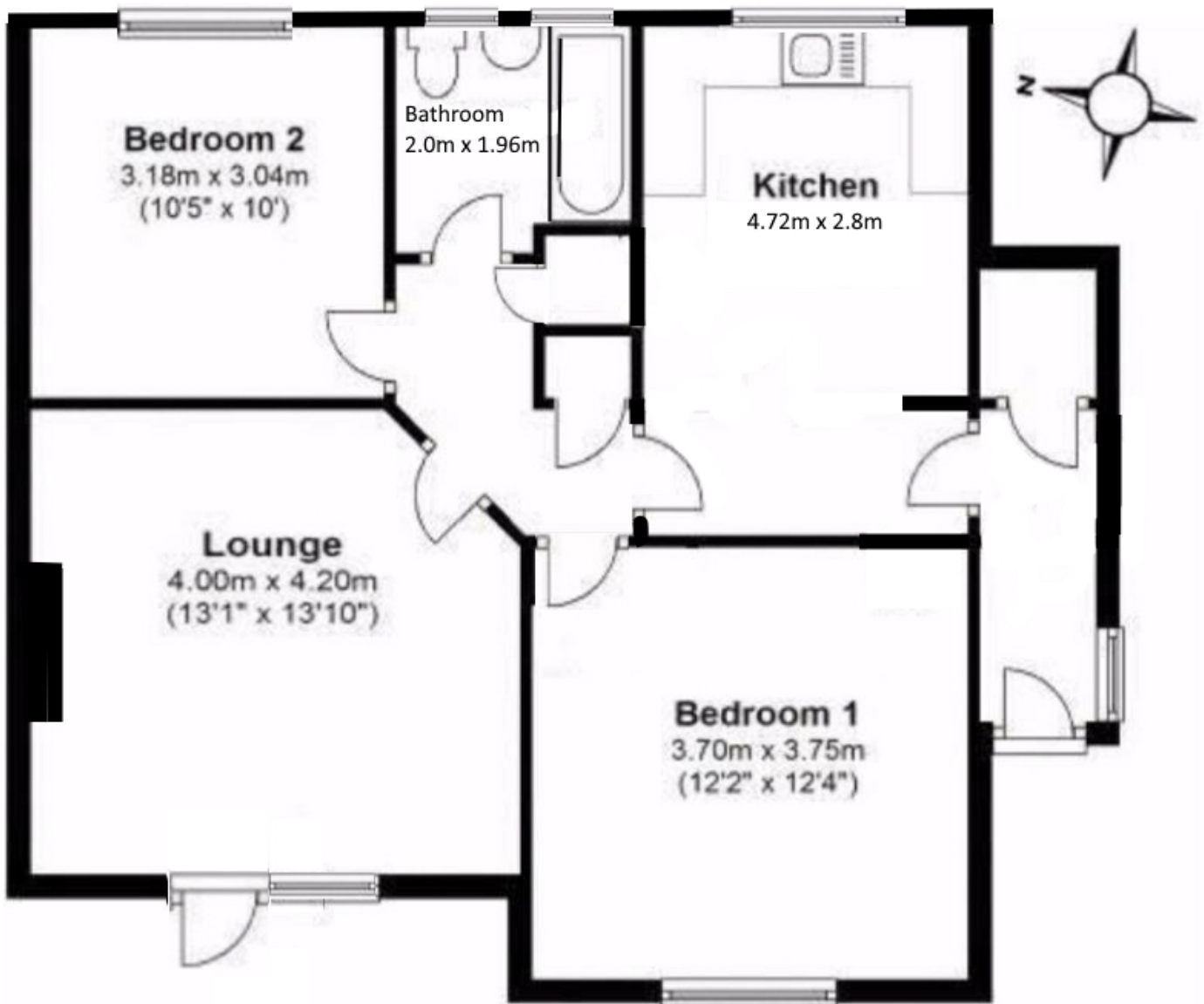
Ground Rent £10 per annum.

Service Charge and Buildings Insurance £90 per month.

Council Tax

The property is council tax band C, London Borough of Hillingdon.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	78
(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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