

rodgers  
estate agents



**Peerless Drive**  
Harefield, Middlesex, UB9 6JQ





## Guide Price £210,000 Leasehold

**CASH BUYERS ONLY!!** A superb opportunity to purchase this two double bedroom split level maisonette, situated in a popular residential location in Harefield village, close to the canal and lakes. The property is being sold with **NO ONWARD CHAIN** and would make an ideal rental investment. On entering the property via its own private front door on the ground floor, stairs lead to the first floor and a spacious living/dining room, kitchen and bathroom with the second floor boasting two double bedrooms. The property also benefits from a private garden, further communal garden and allocated parking. Please note the lease is currently 59 years unexpired (99 years from 1/1/1983) and will **NOT** be extended by the current owners, hence cash buyers only. The maisonette is conveniently located for fast trains into London, being under a mile to Denham Chiltern Line Station, together with access to the A40/M40 and M25. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

### Entrance Hall

Front door with glazed panels. Wooden flooring. Radiator. Carpeted stairs leading to the first floor.

### First Floor Hallway

Front aspect window with double glazed panels. Carpet. Carpeted stairs leading to the second floor. Built in storage cupboard. Door to the bathroom. Open to the living/dining room and kitchen.

### Living / Dining Room

15' 5" x 13' 5" (4.70m x 4.10m) Rear aspect windows with double glazed panels. Carpet and radiator.

### Kitchen

7' 7" x 7' 3" (2.30m x 2.20m) Front aspect window with double glazed panels. Range of wall and base units. Built in oven with gas hob above. Stainless steel sink and drainer unit. Spaces for washing machine and fridge. Part tiled walls. Wall mounted boiler.

### Bathroom

7' 3" x 5' 11" (2.20m x 1.80m) Panel enclosed bath with built in shower above, glazed shower screen and shower attachment. Pedestal hand wash basin. Low level WC. Part tiled walls. Spotlights. Extractor.

### Second Floor Landing

Carpet. Doors to both bedrooms.

### **Bedroom One**

13' 5" x 9' 6" (4.10m x 2.90m) Rear aspect window with double glazed panels. Carpet and radiator. Built in wardrobes.

### **Bedroom Two**

11' 2" x 10' 2" (3.40m x 3.10m) Front aspect window with double glazed panels. Carpet and radiator. Loft access hatch.

### **Private Garden**

Private garden with pathway leading to the front door. Wooden shed.

### **Communal Garden**

Further communal garden shared by the residents.

### **Allocated Parking**

The property also benefits from allocated parking.

### **Lease**

The lease is 99 years from 1/1/1983, leaving 59 years unexpired. The current owners will NOT be extending the lease.

### **Ground Rent**

£60 per annum

### **Service Charge and Buildings Insurance**

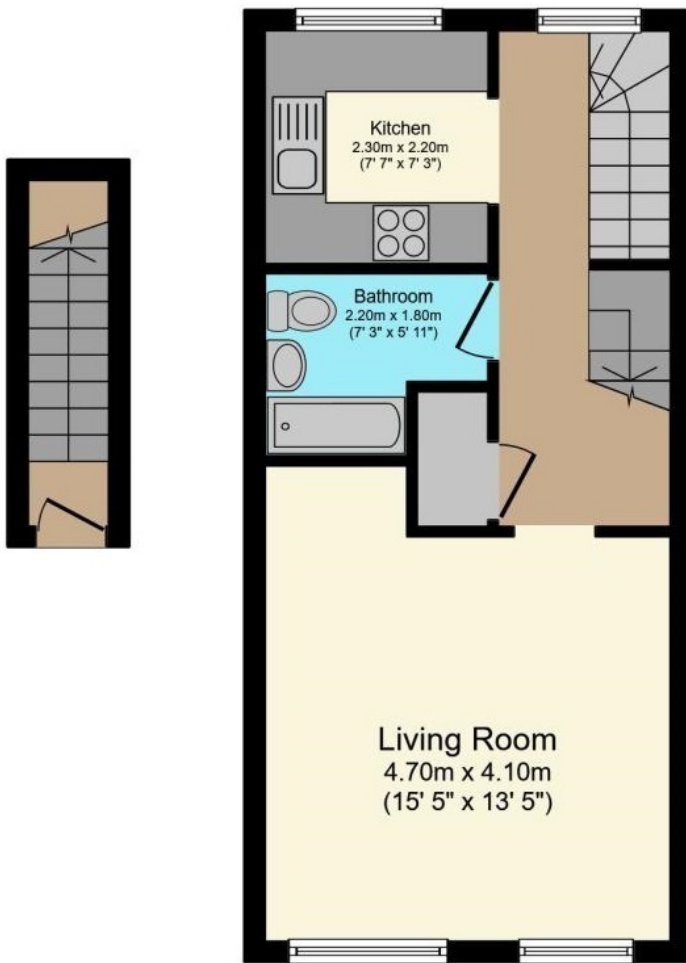
Approximately £60 per month, to be confirmed.

### **Council Tax**

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

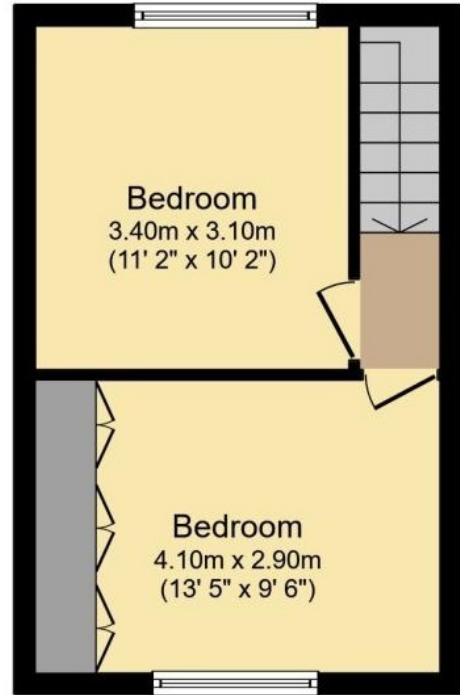






**Ground Floor**

**First Floor**



**Second Floor**

Total floor area 65.0 sq. m. (700 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 79        |
| (55-68)                                     | <b>D</b> | 61                      |           |
| (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 |           |

30 Market Place  
Chalfont St Peter  
Buckinghamshire  
SL9 9DU

5 Park Lane  
Harefield  
Middlesex  
UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com

For further information or an appointment to view please call: Harefield 01895 823333 Market Place 01753 880333