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Breakspear Road North
Harefield, Middlesex, UB9 6NR



£275,000 Leasehold

CASH BUYERS ONLY. The property is a spacious two-bedroom first floor (middle) apartment, situated in the centre of Harefield Village with its shops, amenities and schools, and with wonderful views across the Village Green and beyond, and ideally placed for bus links to surrounding towns, such as Uxbridge, Denham, Northwood and Ruislip. The accommodation comprises an entrance hallway, a spacious lounge/diner, a kitchen/breakfast room, a large master bedroom, a double size second bedroom, and a bathroom. Additionally, the lounge enjoys a generous balcony making the most of the lovely and extensive views. The apartment is set in private, well maintained communal grounds and benefits from 24 hour security cameras, its own garage, and off-street parking. The property is offered for sale with a short lease of 48 years and the marketing price reflects this.

Ground Floor

Communal Entrance

Entrance via half glazed communal door leading to communal entrance hall. Security lighting. Carpeted with carpeted stairs rising to first floor.

First Floor

Entrance Hallway

Sealed unit front door with opaque glazed panel inset, leading to Entrance Hallway. Wood effect flooring. Built in double storage cupboard with shelving. Smoke alarm. Ceiling light point. Wall mounted entry phone. Wall mounted central heating thermostat. Doors off to Bedrooms One and Two, Bathroom and to:

Lounge/Diner

15' 0" x 11' 1" (4.57m x 3.38m).

Large reception room with door leading to Kitchen. Wood effect flooring. Radiator. Ceiling light point. TV point. Telephone and broadband point. Fully glazed floor to ceiling sealed unit windows overlooking the rear of the property, the communal grounds, the Village Green and beyond, and fully glazed sealed unit patio doors to:

Balcony

A lovely balcony with tiled floor and room for table and chairs, overlooking the rear of the property and the communal grounds, and with stunning and extensive views over the Village Green and beyond. Currently with artificial grass and flowers.

Kitchen

12' 0" x 7' 11" (3.66m x 2.41m).

Fitted with a range of base and eye level units. Adjustable spotlights to ceiling. Good expanse of roll edge work surfaces inset with a single bowl drainer sink with twin taps. Space and plumbing for full height fridge/freezer, washing machine and cooker. Click tile flooring. Vented cupboard Ideal boiler, and with storage. Sealed unit window overlooking the communal grounds, the Village Green and beyond.

Bedroom One

13' 5" x 11' 7" (4.09m x 3.53m).

Spacious double bedroom with sealed unit windows overlooking the front of the property. Fully carpeted. Radiator. Ceiling light point. TV point.

Bedroom Two

13' 5" x 7' 7" (4.09m x 2.31m).

Large second double bedroom with sealed unit windows overlooking the front of the property. Fully carpeted. Radiator. Ceiling light point.

Bathroom

Fitted with a WC, pedestal mounted wash hand basin with chrome mixer tap, and large fully glazed and tiled shower cubicle with plumbed shower. Radiator. Part tiled walls. Tiled splashbacks and windowsill. Ceiling light point. Wood effect flooring. Sealed unit opaque glazed windows overlooking the side of the property.

Outside And Gardens

Communal Gardens

Beautifully maintained and extensive communal grounds with entrance via the front of the property with mature planted borders and brick wall surround. Secure gated entrance to the Bin Store.

Garage

16' 9" x 8' 3" (5.11m x 2.51m) 16' 9" x 8' 3" (5.11m x 2.51m).

Garage in a separate block with up and over door.

Parking

One allocated parking space at the front of the property.

About The Property

Lease

99 years from 24.6.74 - 49 years remaining.

Council Tax

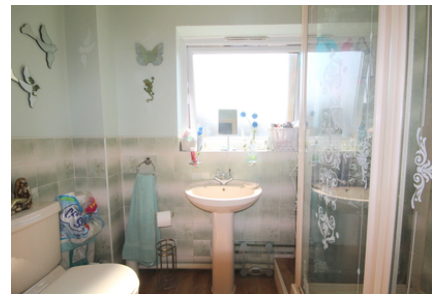
London Borough of Hillingdon, Band C. £1,656.80 per annum, payable over 10 months. Single person occupancy discount usually available.

Service Charge & Buildings Insurance

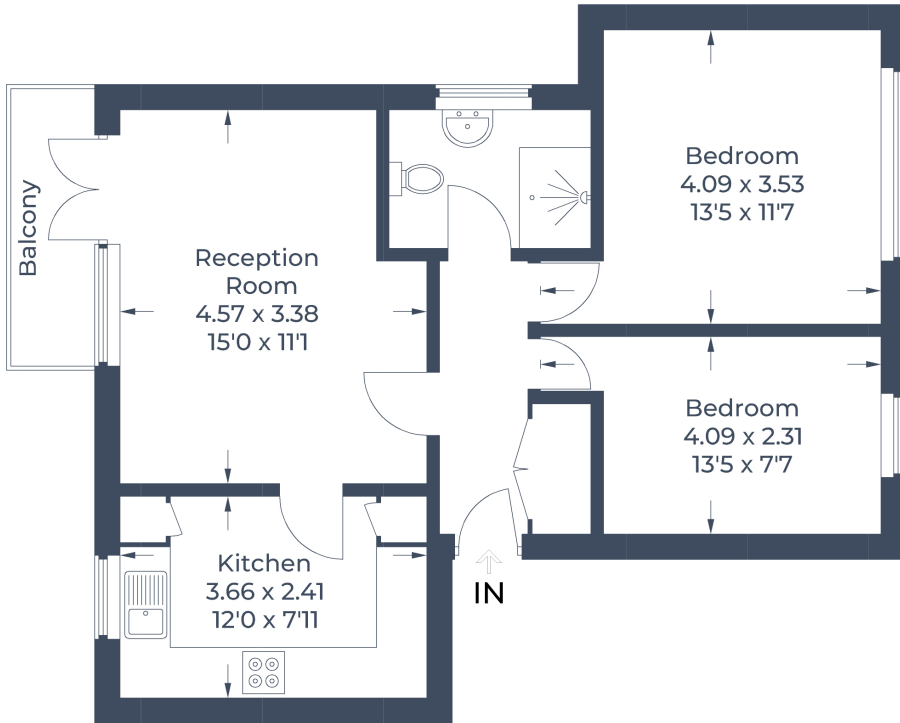
£90 per month inclusive.

Ground Rent

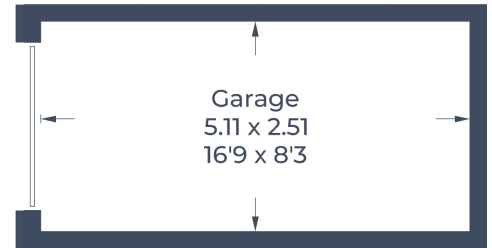
£25 per annum.



Approximate Gross Internal Area = 56.3 sq m / 606 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 69.0 sq m / 743 sq ft



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(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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