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estate agents



Rickmansworth Road
Harefield, Middlesex, UB9 6JX



£325,000 Leasehold

A spacious first floor two bedroom apartment, located in a block of just six apartments and set in well maintained communal gardens, just a few minutes level walk of the Village Centre, its shops, amenities and schools, and ideally situated for Harefield Hospital. This property is one of the slightly larger apartments in the block and is an ideal starter home, downsize or investment property. The accommodation additionally comprises a very spacious entrance hall, a lovely light and airy lounge which enjoys one of the nicest views in the block, a very large bathroom, and a good size kitchen/breakfast room. Additionally, the property benefits from one allocated parking space and visitors' parking. Being sold with NO UPPER CHAIN, and with an extended lease of 176 years, this lovely property should be viewed to fully appreciate it's location and everything that it has to offer.

Ground Floor

Communal Entrance

Entrance via sealed unit glazed front door via entry phone system for visitors, leading to a large carpeted entrance lobby with ceiling light points and security lighting. Wall mounted notice board. Door leading to communal grounds and car parking area. Carpeted stairs rising to first floor.

First Floor

First Floor Lobby

Carpeted lobby with ceiling light points and security lighting. Sealed unit windows overlooking the communal grounds and the front of the property.

Entrance Hallway

A spacious hallway which can also be used as a dining or office area. Ceiling light point. Electric Radiator. Smoke alarm. Fully carpeted. Wall mounted alarm panel. Wall mounted entry phone. Access to insulated loft, with pull down ladder. Doors off to Lounge, Kitchen via fully opaque glazed door, Bedrooms One and Two, and the Bathroom.

Living Room

15' 1" x 12' 5" (4.60m x 3.79m). Spacious living room with sealed unit windows overlooking the communal grounds. Ceiling light point. Fully carpeted. Electric radiator. TV point.

Kitchen/Breakfast Room

8' 9" x 8' 5" (2.67m x 2.57m). Fitted with a range of base and eye level units. Expanse of roll edge work surface inset with a single bowl drainer sink with chrome mixer tap. Tiled splash back. Part tiled walls. Space and plumbing for fridge, freezer, washing machine and cooker. Vinyl flooring. Ceiling light point. Space for table and chairs. Sealed unit window overlooking the side of the property.

Bedroom One

15' 0" x 11' 5" (4.57m x 3.47m). Extremely spacious bedroom with sealed unit windows overlooking the side of the property. Ceiling light point. Electric radiator. Fully carpeted.

Bedroom Two

8' 9" x 8' 2" (2.66m x 2.50m).

Sealed unit windows overlooking the side of the property. Ceiling light point. Electric radiator. Fully carpeted. TV point. Broadband point. Telephone point.

Bathroom

An extremely spacious bathroom fitted with a suite comprising panel enclosed bath plumbed shower over and chrome mixer tap, pedestal mounted wash hand basin with twin taps, and WC. Carpeted. Part tiled walls. Ceiling light point. Electric towel rail. Electric radiator. Wall mounted mirrored bathroom cabinet. Built in airing cupboard housing immersion tank with wooden slatted shelving over. Opaque glazed sealed unit windows overlooking the side of the property.

Outside And Gardens

Communal Grounds

Well maintained communal grounds at the rear of the building comprising area of lawn with mature planted borders. Access door to the flats from the grounds. The grounds lead onto the parking area.

Parking

One allocated parking space plus visitor's parking. Vehicular access to the car park is via Hall Drive.

About The Property

Lease

Extended lease of 176 years (awaiting registration at the Land Registry).

Service Charge & Buildings Insurance

£94 per month inclusive of service charge and buildings insurance.

Ground Rent

Nil ground rent.

Council Tax

London Borough of Hillingdon - Band C. £1,656.80 for the year 2024-2025. Single person occupancy discount may apply.



Approximate Gross Internal Area = 62.9 sq m / 677 sq ft



Ground Floor

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
(55-68)	D	56	
(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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