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estate agents



Breakspear Road North
Harefield, , UB9 6NR



£325,000

A very well presented first floor apartment located in the heart of Harefield Village which has been newly renovated and decorated throughout. The property is located in the heart of the village close to local amenities and schools. There is public transport links to Uxbridge, Denham, Northwood, and Ruislip. The accommodation comprises an entrance hallway, a spacious lounge/diner, a newly fitted kitchen/breakfast room, two double bedrooms and a newly fitted bathroom. Further features include a balcony over looking the village green, a garage and off street parking and long lease. No upper chain.

Entrance Hall

Wall mounted entrance intercom.
Cupboard. Thermostat.

Living Room

11' 11" x 14' 9" (3.63m x 4.50m) Radiator.
Double glazed windows over looking village green . Casement door with double glazed glass insets leading to balcony.

Kitchen Breakfast Room

11' 11" x 7' 11" (3.63m x 2.41m) Partly tiled with modern wall and base units. Work surfaces with one and a half bowl stainless steel sink unit with mixer tap. Four ring gas hob with extractor hood over. Space for oven. Plumbed for washing machine/dryer. Cupboard housing wall mounted central heating boiler. Double glazed

Bedroom One

11' 0" x 11' 6" (3.35m x 3.51m) Down-lighters. Radiator. Double glazed windows.

Bedroom Two

11' 0" x 8' 0" (3.35m x 2.44m) Radiator.
Double glazed window.

Bathroom

Fully tiled with a white suite incorporating bath with mixer tap and wall shower attachment, w.c and wash hand basin with mixer tap and cupboard under. Heated chrome towel rail.

Garage

In a block. Up and over metal door.

To the front

Entrance via the front of the property with mature planted borders and brick wall surround. One allocated parking spot. Secure gated entrance to the Bin Store.

To the rear

Communal grounds.

Service Charge

£1,140.00 Per Annum

Ground Rent

£125.00 Per Annum

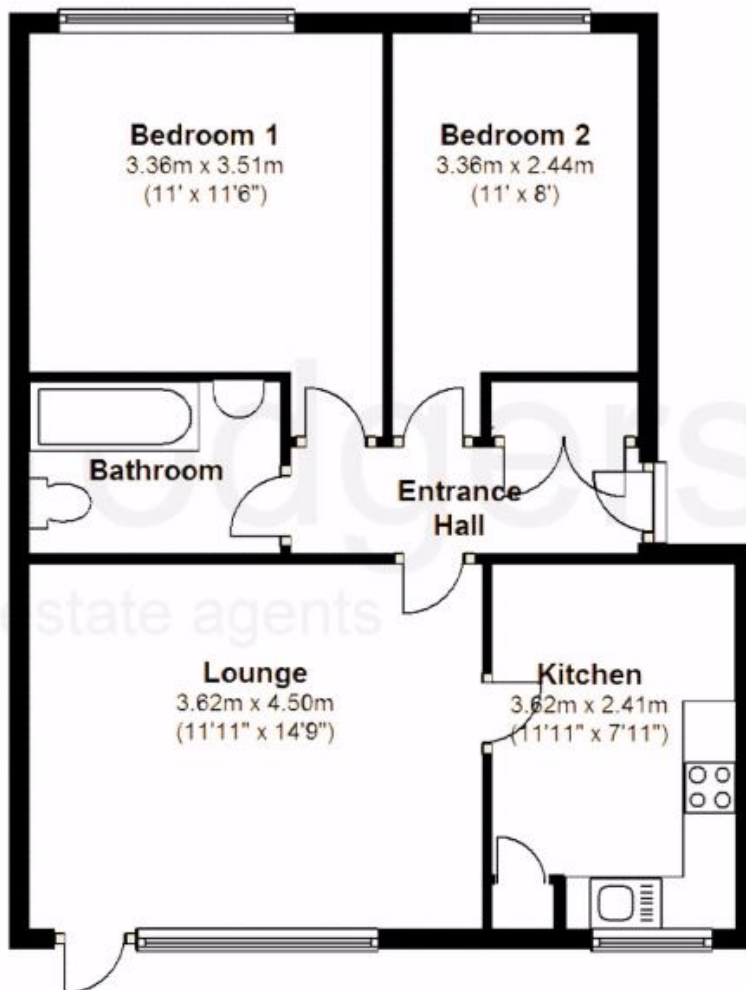
Lease

31st December 2115 (90 years remaining)



The Poplars, Harefield UB9 6NR

Approx. Gross Internal Area 57 sq. Metres (618 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 75 |
| (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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