



Milne Way
Harefield, Uxbridge, UB9 6BQ



£215,000 Leasehold

A great first time buyer's opportunity. Recently decorated and with newly fitted carpets, a ground floor purpose built flat with its own rear door to communal garden with uninterrupted views over open fields and woodlands beyond. The accommodation comprises of a hallway, living/dining room, kitchen, double bedroom and shower room. Further features include central heating, double glazing and parking. The apartment is within walking distance of the centre of Harefield Village, its shops, amenities and schools.

Communal Entrance

Via entry phone system.

Entrance Hallway

Modern UPVC front door with semi circular opaque glass inset. Large storage cupboard. Dado rail. Coved ceiling. Wall mounted entry phone. Radiator with ornate cover.

Lounge / Diner

17' 10" x 10' 0" (5.44m x 3.05m) Feature fire place with tiled surround, wooden mantle and log effect electric fire inset. Fully carpeted. Ceiling light point. Dado rail. Coved cornice. Telephone point. TV point. Sky satellite point. Radiator with ornate cupboard. Double radiator. Sealed unit patio door leading to the rear of the property and the communal grounds, with full height sealed unit windows to one side. Doorway to kitchen.

Kitchen

8' 4" x 7' 11" (2.54m x 2.41m) Fitted with a range of wood base and eye level units. Expanse of roll edge work surface with single bowl stainless steel drainer sink with chrome mixer tap inset. Tiled splash backs. Wall mounted Potterton Netaheat boiler. Space and plumbing for washing machine. Space for cooker. Space for fridge freezer. Ceiling light point. Radiator. Vinyl flooring. Sealed unit windows overlooking the rear of the property.

Bedroom

13' 5" x 8' 11" (4.09m x 2.72m) Radiator with ornate cover. Double glazed window overlooking the rear of the property.

Shower Room

Fully tiled with a white suite comprising double width walk in shower, low level WC and wall mounted wash hand basin with mixer tap. Expel air. Heated towel rail.

Outside And Gardens

To The Rear

To the rear of the property is a patio area outside of the door from the lounge/diner which is set in large, well maintained communal grounds backing onto open fields and woodlands beyond with views across the lakes towards Buckinghamshire. Also with gated access from Milne Way and gated access to the fields beyond.

To The Front Of The Property

Communal entrance. Storage and refuse areas. Car park.

Lease

125 years from 26 July 2004. 104 years remaining.

Service Charge

£582.16 per annum (includes £10 ground rent & buildings insurance.

Council Tax

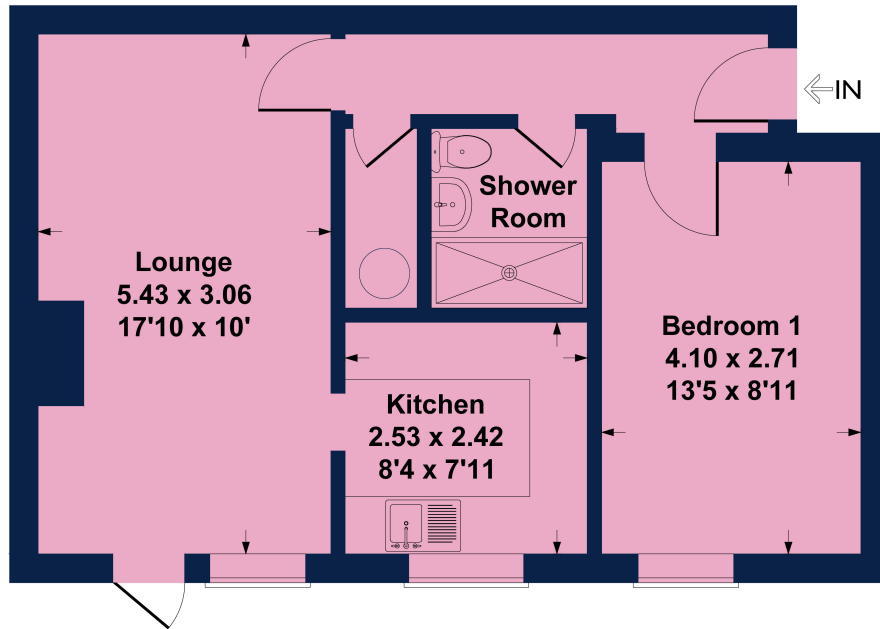
£582.16 per annum (includes £10 ground rent & buildings insurance.



19 Milne Way

Approximate Gross Internal Area

Ground Floor = 45.4 sq m / 489 sq ft



Ground Floor

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(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	

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

5 Park Lane
Harefield
Middlesex
UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com

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