

rodgers
estate agents



Northwood Road
Harefield, Middlesex, UB9 6PN



£220,000 Leasehold

A spacious one double bedroom ground floor purpose built maisonette for sale, situated in a convenient location, just a short walk to the centre of Harefield village. This property would make an ideal first time buy or investment purchase and is being sold with NO ONWARD CHAIN. Entering via its own private front door, the accommodation comprises of an entrance hallway, lounge/sitting room, modern fitted kitchen, double bedroom and shower room. The property also benefits from communal gardens, a long lease and parking. Other benefits include double glazing and gas central heating. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

Entrance Porch

Covered entrance porch with security lighting.

Storage

Storage cupboard in entrance porch housing electric meter.

Entrance

Via sealed unit front door with opaque glazed panel, leading to Entrance Hallway

Entrance Hall

Fully carpeted. Ceiling light point. Radiator with decorative cover. Entrances to all rooms. Wall mounted fuse box. Central heating thermostat. Two built in cupboards one housing the Vaillant boiler. entrances to all rooms.

Double Bedroom

11' 1" x 10' 1" (3.37m x 3.08m) Double bedroom with a range of fitted wardrobes with hanging rails, shelving and overhead storage cupboards and wardrobe with mirrored front. Fully carpeted. Ceiling light point. Radiator. Sealed unit windows overlooking the front of the property.

Lounge/Dining Room

15' 6" x 11' 0" (4.72m x 3.36m) Very good size reception room with two sets of sealed unit windows overlooking the front of the property and fitted with blinds. Ceiling light point. Air vent. Radiator with decorative cover. Fully carpeted.

Kitchen/Breakfast Room

12' 0" x 8' 11" (3.67m x 2.72m) Spacious modern kitchen fitted with a range of gloss, soft closing base and eye level units. Large built in gloss storage cupboard. Very good expanse of roll edge work surfaces, inset with a one and a half bowl stainless steel drainer sink with mixer tap, and also inset with a five ring gas hob with splash back, electric oven below and extractor hood above. Breakfast bar area with matching work surface. Fitted washing machine and integrated slimline dishwasher. Space for full height fridge freezer. Ceiling light point. Sealed unit windows overlooking the rear of the property.

Shower Room

Fitted with a white suite comprising low level WC with twin flush, and pedestal mounted wash hand basin with twin taps and tiled splashback. Built in shower cubicle with plumbed shower and sliding doors. Part tiled walls. Ceiling light point. Radiator. Sealed unit opaque glazed rear aspect window.

Ground Rent

£10 per annum

Service Charge and Buildings Insurance

Approximately £400 per annum inclusive, to be confirmed.

Communal Gardens

The property is surrounded by communal gardens which are mainly lawn with a selection of trees and flower beds.

Parking

The property also benefits from parking to the front.

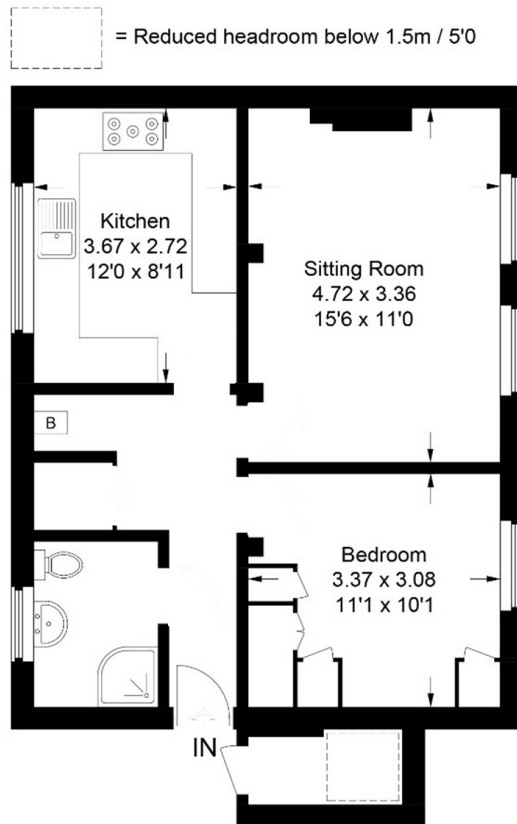
Lease

The lease is 125 years from 29th November 1999, with 101 remaining.





Approximate Gross Internal Area = 52.1 sq m / 561 sq ft



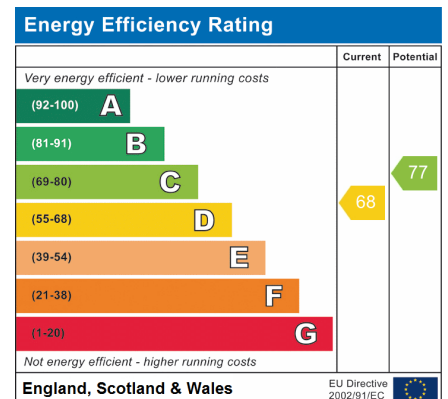
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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30 Market Place
 Chalfont St Peter
 Buckinghamshire
 SL9 9DU

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

csp@rodgersstates.com

harefield@rodgersstates.com