

rodgers
estate agents



Savoy Close
Harefield, Middlesex, UB9 6NW



£220,000 Leasehold

A good size one double bedroom purpose built ground floor maisonette, in need of modernisation throughout. Situated in a popular residential location, close to the centre of Harefield Village, its shops, schools and amenities. The accommodation comprises an entrance hallway, large living room, kitchen, double bedroom and bathroom. Outside the property benefits from a front garden and patio style rear garden. Brought to the market with NO ONWARD CHAIN and a good length lease.

Entrance

Via wooden front door with opaque glazed panel inset leading to:

Entrance Hall

Radiator. Ceiling light point. Wall mounted coat hooks. Doors off to Kitchen, Lounge and Bathroom.

Kitchen

9' 10" x 6' 11" (3.00m x 2.11m). Vinyl flooring, wall mounted Worcester boiler. Ceiling light point. Some base and eye level units with drawers. Area of roll edge work surface. Large built in larder cupboard housing the consumer unit and electricity meter. Double aspect with sealed unit windows overlooking the front and side of the property.

Bathroom

Fully tiled walls. Tiled flooring. Opaque glazed sealed unit side aspect window. Wall mounted cabinet with mirrored doors. Radiator. Fitted with a suite comprising WC, bath with telephone style shower attachment and mixer tap, and pedestal mounted wash hand basin with mixer tap.

Living Room

14' 6" x 12' 0" (4.41m x 3.66m). Spacious Living Room with sealed unit windows overlooking the front of the property. Two radiators. Ceiling light point. Picture rail. Air vent. Door leading to:

Bedroom

12' 0" x 9' 11" (3.65m x 3.03m). Sealed unit windows overlooking the rear of the property. Radiator. Ceiling light point. Built in wardrobes with sliding doors, hanging rails and shelving.

Outside and Gardens

To The Front Of The Property

Area of garden with fenced boundaries with lawn and mature planting Wall mounted gas meter. Pedestrian gate and footpath to front door.

To The Rear Of The Property

Patio style garden, accessed via the front door, with fenced boundaries.

About The Property

Service Charge, Buildings Insurance and Ground Rent

Service Charge and Buildings Insurance to be confirmed but approximately £66 per month inclusive.

Ground Rent - £10 per annum.

Lease

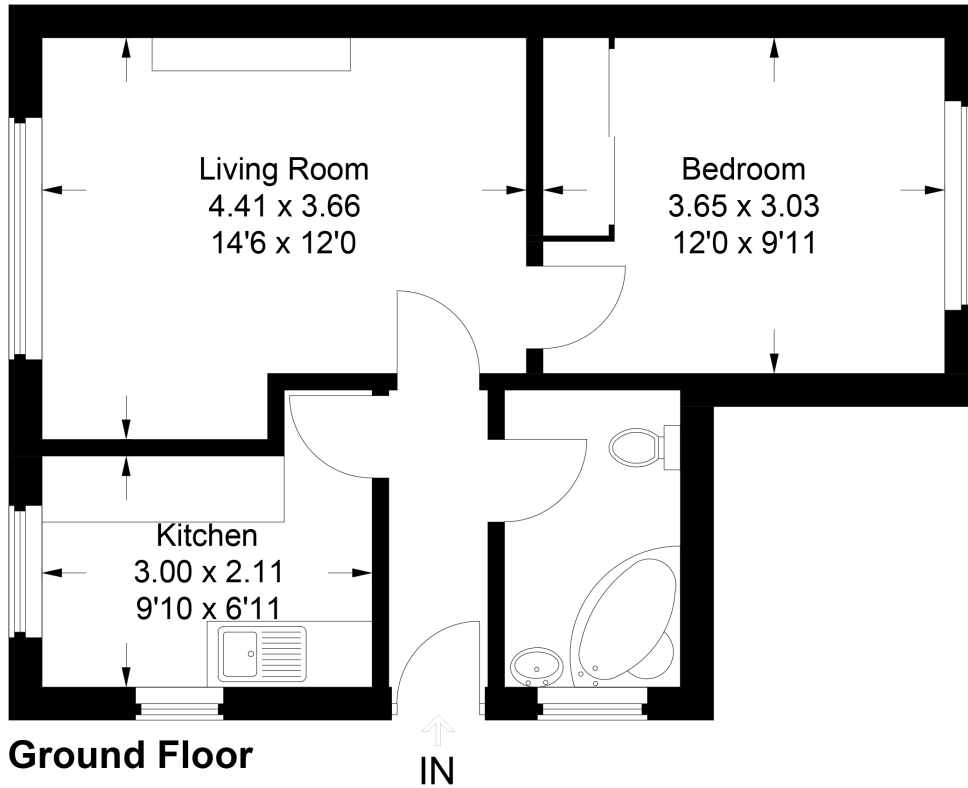
125 years from 27 July 1992 so 94 years remaining.

Council Tax

London Borough of Hillingdon, Band B, £1,369.23 per annum.



Approximate Gross Internal Area
Ground Floor = 41.7 sq m / 449 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.
© CJ Property Marketing Ltd Produced for Rodgers

Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Rodgers Estate Agents have not tested any appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	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