



The Long Room Apartments

SUMMERHOUSE LANE, HAREFIELD, UB9 6FE



£1,450.00 Per month

Situated within a prestigious development in Harefield is this stunning and spacious two double bedroom ground floor apartment with two bath/shower rooms, set in a beautiful waterside location on the banks of the Grand Union Canal. The generously proportioned accommodation comprises of entrance hallway, large living/dining room open plan to the luxury modern kitchen boasting Smeg appliances, two double bedrooms and two bath/shower rooms (including four piece en-suite). The property also benefits from double glazing throughout and two allocated parking spaces. This superb apartment is available towards the end of April, 2021, unfurnished, and a viewing is highly recommended to fully appreciate the size, specification, location and views. Contact the Harefield Branch on 01895 823333.

ENTRANCE HALL

Private front door with double glazed opaque panel and double glazed opaque window above leading to the welcoming hallway with fully tiled flooring. Laundry cupboard with Smeg washer/dryer. Storage cupboard housing the water cylinder with further cupboard. Modern wall mounted heater.

LIVING/DINING/KITCHEN

15' 4" x 14' 11" (4.68m x 4.55m) Offering superb open plan living is this extensive lounge/dining and kitchen area with wonderful high ceilings. Two double glazed front aspect sash windows with great views of the canal. Two modern wall mounted heaters. Fully tiled flooring.

17' 6" x 10' 9" (5.33m x 3.27m) A superb modern fitted kitchen area boasting Smeg appliances with a great range of wall and base units. The built in Smeg appliances include fridge/freezer, dishwasher, oven, induction hob with extractor above and a combined microwave oven/grill. The kitchen also benefits from a stainless steel sink and drainer unit and wine cooler. Fully tiled flooring.

MASTER BEDROOM

15' 4" x 10' (4.68m x 3.05m) Double glazed rear aspect sash window. Built in wardrobe with sliding mirrored doors. Fully carpeted. Modern wall mounted heater. Door to four piece en-suite bathroom.

EN-SUITE BATHROOM

A luxurious modern bathroom with four piece suite comprising of panel enclosed bath, separate walk in shower cubicle with glazed screen, vanity hand wash basin and low level WC. Fully tiled walls and flooring. Heated chrome towel rail.

BEDROOM 2

11' 2" x 10' 7" (3.41m x 3.23m)
Double glazed rear aspect sash window. Built in wardrobe with sliding mirrored doors. Fully carpeted. Modern wall mounted heater.

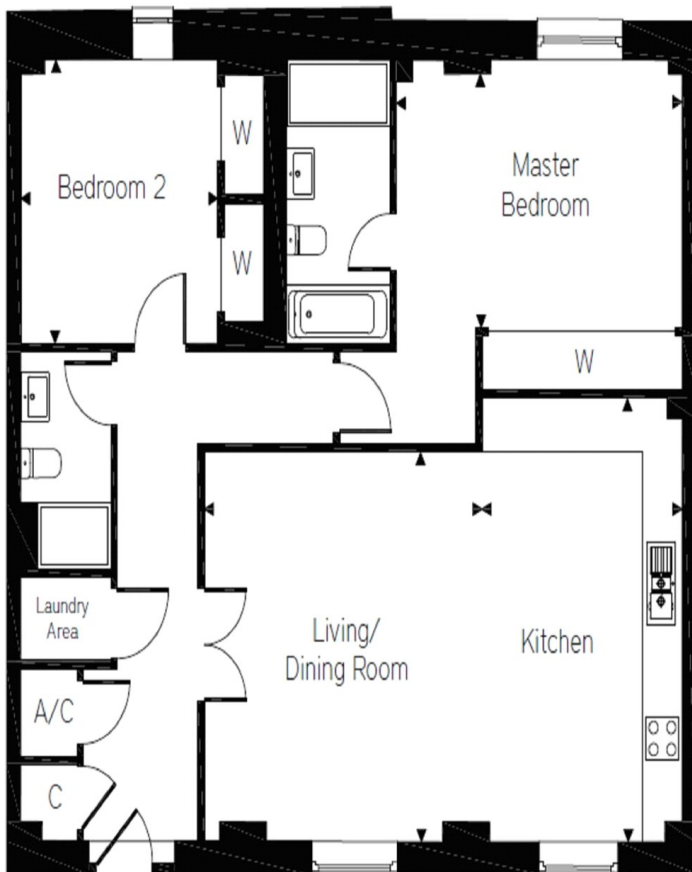
SHOWER ROOM

Spacious walk in shower cubicle with glazed screen, vanity hand wash basin and low level WC. Fully tiled walls and flooring. Heated chrome towel rail.

PARKING

The property also benefits from two allocated parking spaces, one directly outside the property and one in the parking area.





Living/Dining Room

4545mm x 4680mm

14'11" x 15'5"

Kitchen

3270mm x 5330mm

10'9" x 17'6"

Master Bedroom

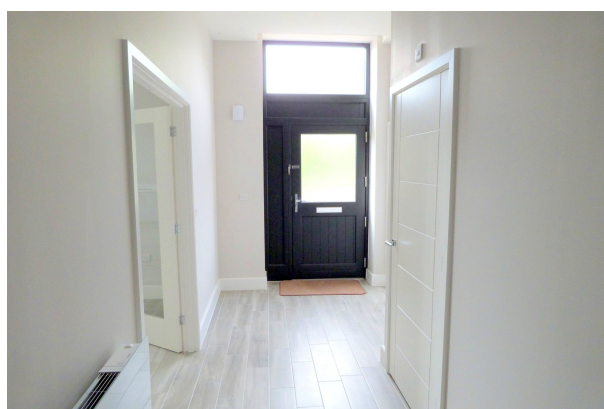
4675mm x 3050mm

15'4" x 10'

Bedroom 2

3410mm x 3225mm

11'2" x 10'7"



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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	50	50
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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