



# The Manor House, Royal Quay

HAREFIELD, MIDDLESEX, UB9 6FH



## £1,300.00 Per month

A unique and very unusual converted ground floor apartment within a beautiful Grade II Listed Manor House, superbly located in the Royal Quay development by the Grand Union Canal. The property benefits from a large reception/dining room open plan to the fully fitted kitchen with built-in 'Smeg' appliances, a large, light and airy double bedroom, and a superb bathroom suite with under floor heating. Outside there are stunning communal gardens, allocated parking for two cars, and this apartment benefits from a separate substantial basement storage area. The property is unfurnished and available early March. Please ring the Harefield Branch on 01895 823333 to arrange your highly recommended viewing.

### ENTRANCE LOBBY

Amtico flooring. Radiator. Storage cupboard housing electric meter. Storage cupboard housing 'Smeg' washer/dryer. Door to kitchen/breakfast/living room.

### KITCHEN/LIVING/DINING ROOM

23' 9" x 15' (7.24m x 4.56m) Double aspect with glazed front and rear aspect sash windows. Amtico flooring. two radiators. Ornate coving. Extremely well fitted with a modern range of gloss kitchen units at base and eye level. Built-in 'Smeg' microwave. Built-in 'Smeg' fridge/freezer. Built-in 'Smeg' four ring induction hob with concealed extractor fan above and oven below. Built-in 'Smeg' dishwasher. Single stainless steel 'Smeg' sink unit with mixer tap. TV point. BT point. Door to bedroom. Door to bathroom. Spotlights.

### BEDROOM

15' 6" x 9' 1" (4.72m x 2.78m) Dual aspect with glazed front and side aspect sash windows. Radiator. Fitted mirrored wardrobes. Ornate coving. Door leading to Jack and Jill bathroom. TV point. BT point. Carpet.

### JACK AND JILL BATHROOM

Fully tiled walls and floor. Under floor heating. Glazed front aspect sash window. Panel enclosed bath with glazed shower screen with shower above and mixer tap. Wash hand basin with stainless steel mixer tap. Heated towel rail. WC with twin flush.

## **OUTSIDE**

To the front there are attractive communal gardens, mainly laid to lawn with block paviour pathways and flower borders.

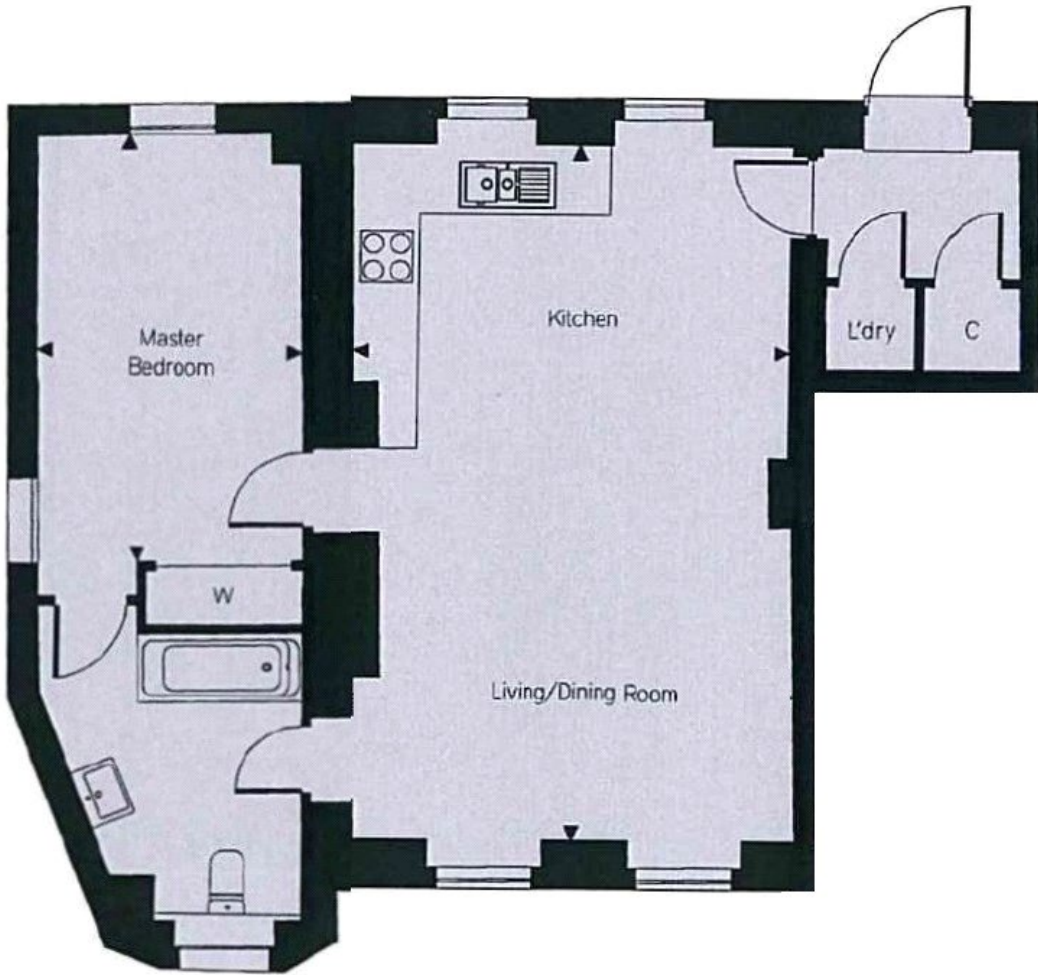
## **SEPARATE BASEMENT**

Substantial and separate secure basement area for storage.

## **ALLOCATED PARKING**

The property also benefits from two allocated parking spaces.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	60	60
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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