



Island Apartments, Royal Quay
HAREFIELD, UB9 6FG



£1,600.00 Per month

A stunning two bedroom first floor apartment situated in the highly regarded Royal Quay development. Offering space and light in abundance with ultra-modern kitchen and bath/shower rooms, this super property is sure to appeal instantly. Accommodation briefly comprises entrance hall with meter cupboard and utility room off, a beautiful dual aspect kitchen/dining/living room with a West-facing balcony overlooking the canal and gardens, two double bedrooms (master with en-suite shower room) and a superb bathroom suite. To the front there are two allocated parking spaces (visitor parking available), whilst to the rear there is an attractive communal garden with scenic waterside views either side. Available to rent, unfurnished, from 1st February, 2020. Please contact the Harefield Branch to arrange your viewing on 01895 823333.

COMMUNAL ENTRANCE

Coded entry system communal door. Double glazed front aspect window. Tiled floor. Carpeted staircase to first floor.

ENTRANCE HALL

Timber finish front door. Wood effect porcelain floor tiles. Telecom entry system point. Doors to meter cupboard, utility room, kitchen/living room, both bedrooms and the bathroom.

METER CUPBOARD

Hot water tank. Electrical consumer unit. Meters.

UTILITY ROOM

Wood effect porcelain floor tiles. Spotlights. 'Smeg' washing machine with shelving above.

KITCHEN/LIVING ROOM

19' x 13' 11" (5.80m x 4.23m) Dual aspect with double glazed rear aspect window overlooking communal gardens and double glazed side aspect French doors leading to a West-facing balcony with waterside views. Wood effect porcelain tiles. Two radiators. Fitted with a range of quality floor and wall cupboards with soft close doors/drawers and feature lighting. Composite stone worktops. Integrated 'Smeg' fridge/freezer and dishwasher. Four ring 'Smeg' gas hob with extractor fan above and oven below. Stainless steel sink with mixer tap. Built-in 'Smeg' microwave. TV point. BT point.

BEDROOM ONE

13' 9" x 13' 1" (4.19m x 4.00m) Two double glazed front aspect windows. Carpet. Radiator. TV point. BT point. Fitted with a range of floor-to-ceiling mirrored wardrobes with shelves and hanging rails. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fully tiled suite with double glazed opaque front aspect window. Walk-in shower cubicle with stainless steel 'Hansgrohe' shower and glazed screen, Low level WC with twin flush. Wall mounted wash hand basin with stainless steel mixer tap and storage below. Shaving point. Heated towel rail. Spotlights. Expel air.

BEDROOM TWO

10' 2" x 9' 2" (3.11m x 2.80m)
Double glazed side aspect window with waterside views. Carpet. Radiator. Fitted with a range of floor-to-ceiling mirrored wardrobes with shelves and hanging rails. TV point. Spotlights.

BATHROOM

Fully tiled modern white suite. Panel enclosed bath with stainless steel mixer tap, shower and glazed screen. Low level WC with twin flush. Wall mounted wash hand basin with stainless steel mixer tap and storage below. Heated towel rail. Shaving point. Spotlights.

TO THE FRONT

Two allocated parking spaces. Visitor parking spaces. Communal bin storage area. Stone pathway leading to communal gardens.

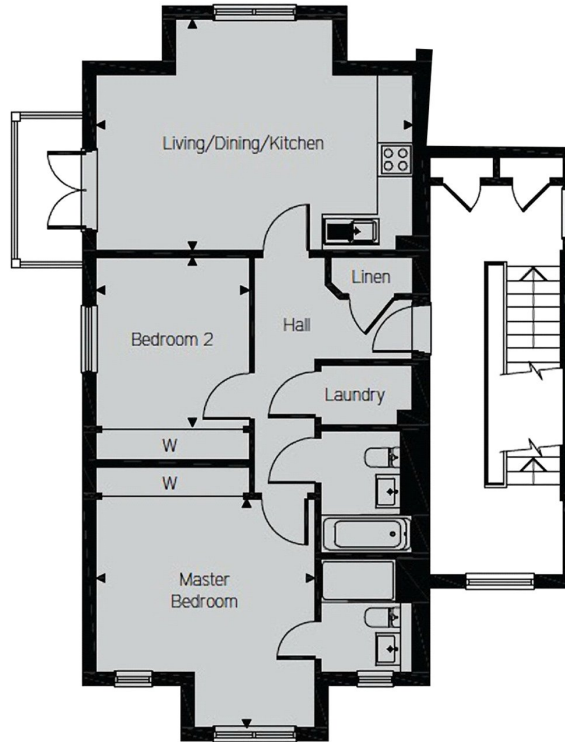
TO THE REAR

Attractive communal gardens which are mainly laid to lawn with flower bed borders and wrought iron fence boundaries. Communal lockable bike shed.



Island Apartments

Living/Dining/Kitchen	5800mm x 4225mm	19' x 13'10"
Master Bedroom	4000mm x 4190mm	13'2" x 13'9"
Bedroom 2	2800mm x 3105mm	9'2" x 10'2"



Note: All dimensions given are subject to +/- 200mm tolerance



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B	87	87
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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