



**High Street**  
HAREFIELD, UB9 6BU



## £215,000

ATTENTION ALL INVESTORS - Brought to the market with TENANTS IN SITU and NO ONWARD CHAIN is this first floor two bedroom apartment, situated in the heart of the Village and close to the picturesque Village Green and duck pond. Featuring sash windows and with additional accommodation comprising a lounge, a good size kitchen and a modern fitted shower room. Boasting a long lease this property is an ideal investment purchase and accompanied viewings are highly recommended. Please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

### ENTRANCE

Wooden front door inset with two opaque glazed panels.

### ENTRANCE HALL

Vinyl flooring. Ceiling light point. Smoke alarm. Coved cornice. Doors off to Kitchen, Lounge, Bedroom One, Bedroom Two and Bathroom.

### LOUNGE

11' x 15' 7" (3.35m x 4.74m)  
Feature sash window overlooking the front of the property. Ceiling light point. Fully carpeted. Raised skirting boards. TV point. Telephone point.

### KITCHEN

7' 11" x 8' 9" (2.40m x 2.68m)  
Fitted with a range of base and eye level units. Good expanse of roll edge work surfaces, inset with a single bowl stainless steel drainer sink with chrome mixer tap. Also inset is a Lamona four ring electric hob with electric oven beneath and extractor hood above. Space for washing machine and full height fridge/freezer. Ceiling light point. Wall mounted breakfast bar. Wall mounted combination boiler. Vinyl flooring.

### BEDROOM ONE

11' 2" x 10' 4" (3.42m x 3.15m)  
Feature sash windows overlooking the front of the property. Ceiling light point. Fully carpeted. Raised skirting boards.

### BEDROOM TWO

7' 10" x 5' 10" (2.38m x 1.79m)  
Opaque glazed rear aspect window. Ceiling light point. Coved cornice. Radiator. Fully carpeted. TV point. Telephone point.

## **BATHROOM**

Fitted with a white suite comprising a fully tiled shower cubicle with power shower and glazed shower screen, low level twin flush WC, and a vanity unit mounted wash hand basin. Vinyl flooring. Downlighters. Ceiling light point. Wall mounted mirror.

## **LEASE**

This property benefits from a long lease in excess of 950 years. We, as agents for the sellers, have not seen a copy of the lease and cannot therefore confirm this term as accurate.

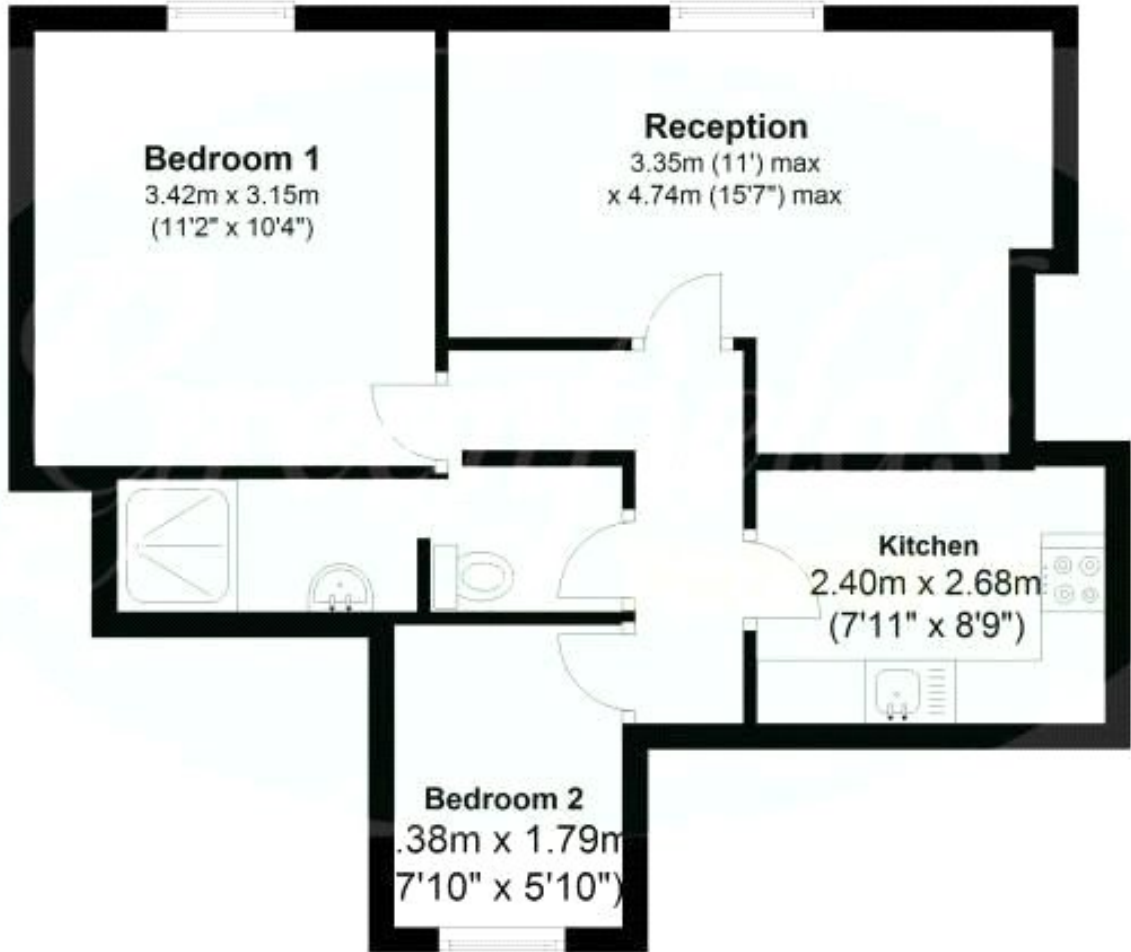
## **ABOUT THE PROPERTY**

This property is Grade II Listed.



# First Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



For illustrative purposes only. Not to scale.

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>	74	77
(55 to 68)	<b>D</b>		
(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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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.

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