



The Long Room Apartments

HAREFIELD, MIDDLESEX, UB9 6FE



£377,250

A stunning two double bedroom ground floor modern apartment being sold with NO ONWARD CHAIN, situated within a sought after prestigious development in a beautiful waterside location on the banks of the Grand Union Canal. The property is presented in excellent condition throughout with a view of the canal and beyond to the front. The accommodation comprises of welcoming hallway, living room open plan to a kitchen/dining room, a luxurious modern four piece suite bathroom and two double bedrooms. The apartment also benefits from a long lease, two allocated parking spaces and secure bike storage. Viewings are highly recommended for this beautiful property, please call the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE HALLWAY

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 space for a washing machine and dryer. Storage cupboard housing the water cylinder with shelving. Further cupboard with shelving. Modern wall mounted heater. Doors to all rooms.

LIVING ROOM

12' x 8' 10" (3.65m x 2.70m) Double glazed front aspect sash window with wonderful views of the canal and beyond. Fully tiled flooring. Modern wall mounted heater. Open plan to the kitchen/dining area.

KITCHEN / DINING AREA

12' x 12' (3.65m x 3.66m) A superb modern fitted kitchen boasting Smeg appliances with a good range of wall and base units with the wall units/cupboards having lighting underneath. The built in Smeg appliances include a 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. Modern wall mounted heater.

MASTER BEDROOM

10' 11" x 9' 1" (3.33m x 2.78m) Double glazed rear aspect sash window. Built in wardrobe with sliding mirrored doors. Fully carpeted. Modern wall mounted heater.

BEDROOM TWO

12' max x 9' 2" max (3.66m max x 2.80m max) Double glazed rear aspect sash window. Built in wardrobe with sliding mirrored doors. Fully carpeted. Modern wall mounted heater.

BATHROOM

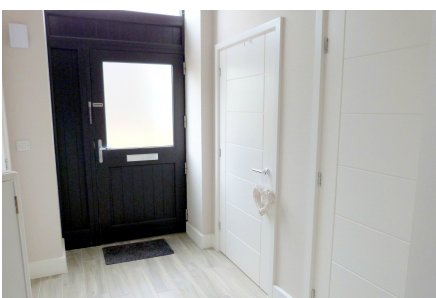
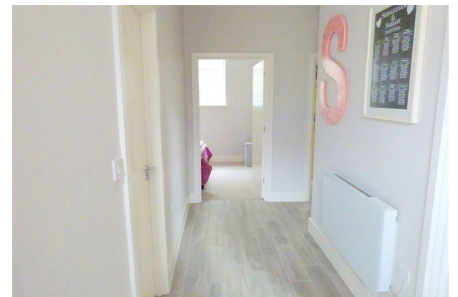
A luxurious modern bathroom with four piece suite comprising panel enclosed bath with shower attachment, separate walk in shower cubicle with glazed screen, vanity hand wash basin and low level WC. Heated mirror. Fully tiled walls and flooring. Heated chrome towel rail.

PARKING

The property also benefits from two allocated parking spaces, one to the front of the property and one to the side of the building.

SECURE BIKE STORAGE

The apartment additionally benefits from private and secure bike storage.



Approximate Gross Internal Area
68.2 sq m / 734 sq ft



Illustration for identification purposes only.



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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		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	48	48
(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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