



The Long Room Apartments

HAREFIELD, MIDDLESEX, UB9 6FB



£324,995

A great opportunity to purchase the only one bedroom apartment in this sought after modern prestigious development, situated in a beautiful waterside location on the banks of the Grand Union Canal in Harefield, with wonderful views to the back of the canal and beyond. This stunning property is presented in excellent condition throughout and benefits from a long lease and allocated parking. The accommodation comprises of a secure entrance porch, welcoming entrance hallway, walk in laundry/storage room, spacious living/dining room open plan to the superb modern fitted kitchen, double bedroom and modern four piece suite bathroom. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE PORCH

Secure entrance porch leading to the private front door.

ENTRANCE HALLWAY

Private front door leading to the spacious and welcoming hallway with fully tiled flooring. Ceiling spotlights. Modern wall mounted heater. Doors to all rooms.

LAUNDRY / STORAGE ROOM

Space for washing machine with work surface above. Tiled flooring. Water cylinder. Ceiling spotlight.

LIVING / DINING ROOM

13' 6" x 12' (4.12m x 3.66m) Double glazed rear aspect sash window with wonderful views over the canal and beyond. Fully tiled flooring. Modern wall mounted heater. Open plan to the kitchen.

KITCHEN

12' x 9' 6" (3.66m x 2.89m) A superb modern fitted kitchen boasting Smeg appliances with a great 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 built in wine cooler. Fully tiled flooring and part 'Metro' tiled walls. Ceiling spotlights. Modern wall mounter heater.

BEDROOM

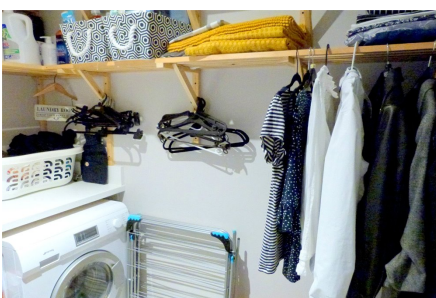
10' 10" x 10' 2" (3.30m x 3.10m)
Double glazed rear aspect sash window, again with those great views. Built in wardrobe with sliding mirrored doors. Fully carpeted. Modern wall mounted heater.

BATHROOM

A stunning modern four piece suite bathroom comprising panel enclosed bath with shower attachment, 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 and heated mirror. Ceiling spotlights.

ALLOCATED PARKING

The apartment also benefits from allocated parking.



Approximate Gross Internal Area

55.1 sq m / 593 sq ft

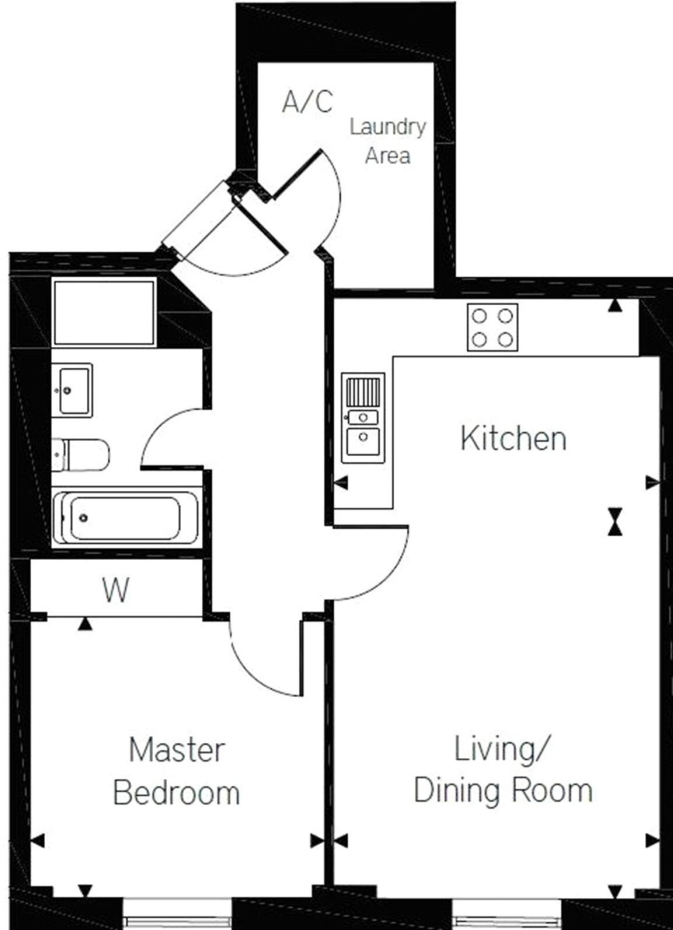


Illustration for identification purposes only

Rodgers Estate Agents



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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	50	50
(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	

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU

csp@rodgersstates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ

harefield@rodgersstates.com