



The Long Room Apartments

HAREFIELD, MIDDLESEX, UB9 6FE



£379,950

Rodgers Estate Agents are delighted to offer for sale this superb ground floor two double bedroom modern apartment, situated on the banks of the Grand Union Canal in Harefield within a prestigious sought after development. The property benefits from a long lease and two allocated parking spaces. The accommodation comprises of a welcoming entrance hallway with built in storage cupboards, dual aspect living room open plan to the kitchen/dining area, stunning modern four piece suite bathroom and two double bedrooms. The apartment is presented in excellent condition throughout with wonderful views of the canal and beyond to the front. A viewing is highly recommended to fully appreciate the beautiful waterside location and the accommodation the property offers, please contact the Harefield office 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. Built in laundry cupboard with space for a washing machine. Built in cupboard housing the water cylinder and further built in cupboard. Fully tiled flooring. Ceiling spotlights. Modern wall mounted heater. Doors to all rooms.

LIVING ROOM

20' 7" max x 12' 6" (6.27m max x 3.81m) Superb dual aspect living room open plan to the kitchen/dining area. Double glazed front and side aspect windows with wonderful views of the canal and beyond. Fully tiled flooring. Modern wall mounted heater.

KITCHEN / DINING AREA

A stunning modern fitted kitchen boasting Smeg appliances with a good range of wall and base units with lighting underneath the wall units/cupboards. The built in Smeg appliances include a dishwasher, fridge/freezer, 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. Modern wall mounted heater.

BEDROOM ONE

10' 8" x 9' 10" (3.25m x 3.00m)
Double glazed rear aspect window. Carpeted. Modern wall mounted heater. Built in wardrobe with sliding mirrored doors.

BEDROOM TWO

12' 6" x 9' 10" (3.81m x 3.00m)
Double glazed side aspect window. Carpeted. Modern wall mounted heater. Built in wardrobe with sliding mirrored doors.

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.

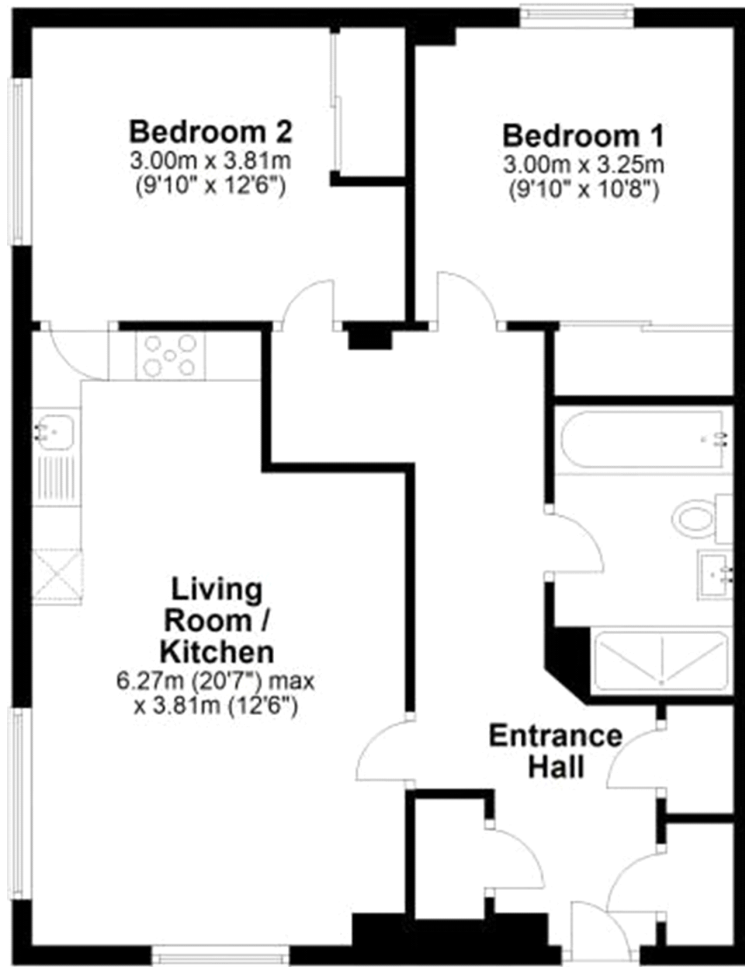
ALLOCATED PARKING

The apartment also benefits from two allocated parking spaces.



Ground Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



Total area: approx. 67.0 sq. metres (721.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.



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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.

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	42	42
(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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