



The Long Room Apartments

HAREFIELD, UB9 6FE



£430,000

Rodgers Estate Agents are delighted to offer for sale this stunning, larger than usual, ground floor two double bedroom, two bathroom, modern apartment on the banks of the Grand Union Canal, within a prestigious sought after development. The property benefits from a long lease, two allocated parking spaces and shared use of a large bicycle storage area. With accommodation comprising an impressive hallway, with built in storage and utility cupboard, an extremely spacious, light and airy open plan kitchen/diner and lounge, and two superb modern bath/shower rooms, one of which is en-suite, and two double bedrooms. This wonderful property provides extensive living space, is in excellent condition, and is located on the banks of the Canal enjoying beautiful views over the same and onwards to the lakes and countryside beyond. Brought to the market with NO UPPER CHAIN.

ENTRANCE HALL

Entrance is via a private sealed unit front door with glazed panel inset, leading to the Entrance Hallway. which boasts beautiful porcelain tiled flooring. With three built in cupboards to the right hand side of the hallway, all with power and light, the first of which houses the consumer unit and electricity smart meter, the second houses the Megaflo water cylinder and has wooden slatted storage shelving, and the third providing plumbing for a washer/dryer, and wooden slatted storage shelving. Raised skirting boards. Down lighters. Electric radiator. Doors off to the Lounge and open plan Kitchen/Diner, the Shower Room, Bedroom Two and the Master Bedroom.

KITCHEN/DINER

10' 9" x 17' 6" (3.27m x 5.33m) A superb kitchen area, beautifully fitted with a range of high gloss base and eye level units with under cupboard lighting and integrated Smeg appliances, including an inset ceramic induction hob with mirror finish stainless steel electric oven below, and a built in stainless steel extractor hood above, an eye level mirror finish stainless steel microwave, a dishwasher, a stainless steel and glass wine cooler, and a fridge freezer. Fitted with a large expanse of roll edge work surface inset with a single bowl stainless steel drainer sink with chrome mixer tap. The beautiful porcelain tiled flooring continues from the Entrance Hall. Down lighters. Electric radiator. Smoke alarm. Sealed unit windows overlooking the front of the property. Open plan to:

LOUNGE

14' 11" x 15' 4" (4.54m x 4.68m) A stunning lounge area with sealed unit windows overlooking the front of the property enjoying views over the canal. Beautiful porcelain tiled flooring continued from the entrance hall and kitchen/diner. Electric radiator. Ceiling light point on dimmer switch. TV point. Telephone point. Broadband point.

MASTER BEDROOM

15' 4" x 10' (4.67m x 3.05m) Sealed unit windows overlooking the rear of the property. Radiator. Built in sliderobes with hanging rail and shelving complete with mirrored doors. Raised skirting boards. Ceiling light point. TV point.

EN-SUITE BATHROOM

Luxuriously fitted with a four piece white suite comprising panel enclosed bath with chrome mixer tap and wall mounted shower attachment, low level WC with twin flush, and two drawer vanity unit mounted wash hand basin with chrome mixer tap. Separate walk-in fully glazed shower cubicle with plumbed shower. Fully tiled floors and walls. Heated chrome towel rail. Down lighters. Wall mounted mirror. Sensor lighting.

BEDROOM TWO

11' 2" x 10' 7" (3.41m x 3.22m) Sealed unit windows overlooking the rear of the property. Ceiling light point. Electric radiator. Two built in sliderobes with hanging rail and shelving, complete with mirrored doors. Fully carpeted.

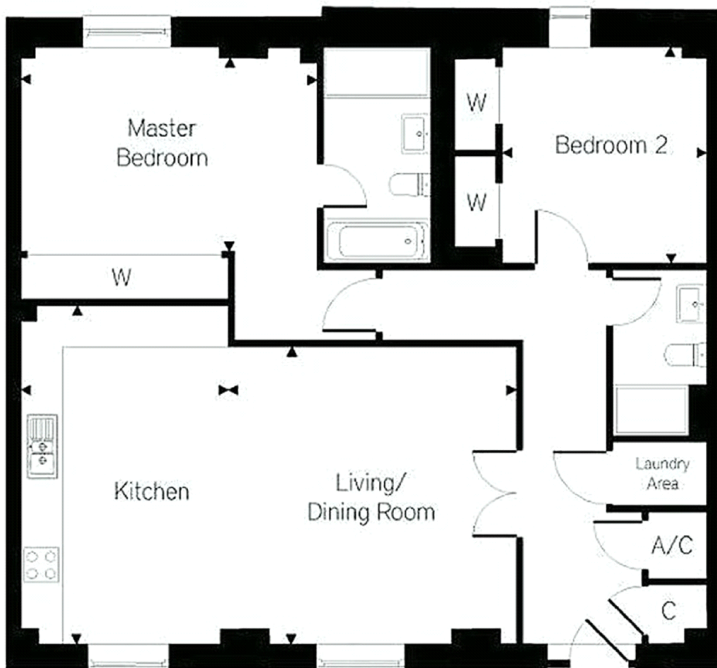
SHOWER ROOM

Beautifully fitted shower room comprising a walk-in fully glazed shower cubicle with plumbed shower, low level WC with twin flush, and two draw vanity unit mounted wash hand basin with chrome mixer tap. Fully tiled floors and walls. Heated chrome towel rail. Down lighters. Wall mounted mirror. Sensor lighting.

OUTSIDE AND PARKING

There is canal side seating for the residents of The Long Room, together with PIR lighting and access to the two allocated parking spaces and the shared bicycle storage.





Living/Dining Room

4545mm x 4680mm 14'11" x 15'5"

Kitchen

3270mm x 5330mm 10'9" x 17'6"

Master Bedroom

4675mm x 3050mm 15'4" x 10'

Bedroom 2

3410mm x 3225mm 11'2" x 10'7"



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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