



Peerless Drive
HAREFIELD, MIDDLESEX, UB9 6JQ



£210,000

IDEAL FOR FIRST TIME BUYERS OR INVESTORS! A one double bedroom first floor flat situated in a popular residential development in Harefield village, close to the canal, lakes, local shops and a park. The property is being sold with a LONG LEASE and NO ONWARD CHAIN. The flat is conveniently located for fast trains into London, being under a mile to Denham Chiltern Line Station together with access to the A40/M40 and M25. The accommodation comprises of an entrance hallway, lounge/sitting room, kitchen, double bedroom and bathroom. The property also benefits from double glazing, extensive communal gardens and allocated parking. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

COMMUNAL ENTRANCE

Communal entrance with security entry-phone system. Communal lobby with stairs rising to first floor and further lobby area, wooden door leading to inner hallway and wooden front door.

ENTRANCE HALLWAY

Wall mounted entry phone system. Smoke alarm. Ceiling light point. Built in cupboard housing the consumer unit. Large built in storage cupboard housing water cylinder. Doors to the kitchen, lounge/sitting room, bedroom and bathroom.

LOUNGE / SITTING ROOM

14' 4" x 11' 10" (4.37m x 3.61m) Double glazed front aspect window. Ceiling light point. Telephone point. TV point. Fully carpeted. Gas heater.

KITCHEN

8' 4" x 7' 6" (2.54m x 2.29m) Double glazed side aspect window. Fitted with a range of base and eye level units and a good expanse of roll edge work surfaces, inset with a single bowl stainless steel drainer sink with chrome mixer tap. Cooker and fridge freezer. Ceiling light point. Vinyl flooring.

BEDROOM

11' x 10' (3.35m x 3.05m) Double glazed rear aspect window with views over the surrounding communal grounds. Ceiling light point. Fully Carpeted. Built in wardrobes with sliding doors.

BATHROOM

Double glazed rear aspect opaque window. Fitted with a suite comprising panel enclosed bath with shower over, pedestal mounted wash hand basin with twin taps, and a low level WC. Part tiled. Ceiling light point.

COMMUNAL GARDENS

Well maintained and extensive communal grounds.

PARKING

One allocated parking space.

LEASE

189 years from 1st January 1983
- 152 years remaining.

SERVICE CHARGE AND BUILDINGS INSURANCE

Service charge and buildings insurance inclusive - £585.75 per annum payable over 10 months. Service charge also includes garden maintenance, cleaning of apartment block hall, stairs, landing and external areas, lighting of the same, repairs and maintenance and a sinking fund for major works provision. PLEASE NOTE THAT THERE IS NO GROUND RENT PAYABLE ON THIS PROPERTY.

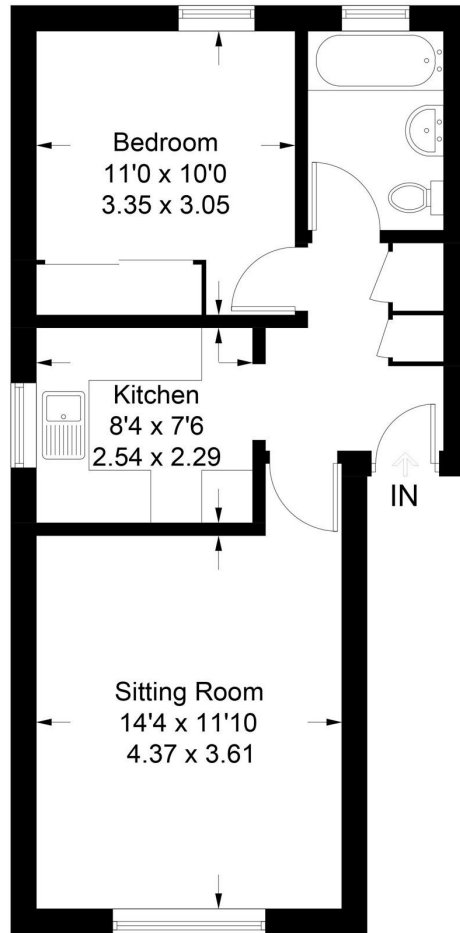
COUNCIL TAX

London Borough of Hillingdon Band C. £1,346.67 per annum for the year 2020/2021. Payable over 10 months. 25% discount for single person occupancy.



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Approximate Gross Internal Area = 43.3 sq m / 466 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID504675)

Important Notice: Rodgers Estate Agents give notice that their solicitors and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact.

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
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C	69	
(55 to 68) D		
(39 to 54) E		
(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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For further information or an appointment to view please call: **Harefield** 01895 823333 **Market Place** 01753 880333