



Sedley Grove
HAREFIELD, UB9 6JD



£199,950

A superb one bedroom first floor flat for sale, situated in a popular residential location in Harefield village. The property is in excellent condition throughout and would make an ideal first time buy or investment purchase. The accommodation comprises of an entrance hallway, lounge/reception room, modern fitted kitchen, bedroom and modern bathroom. The property also benefits from double glazing, gas central heating, allocated parking, loft area for storage and a long lease. To the front of the property are well maintained communal grounds. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE

Front aspect door. Stairs leading to the first floor and flat entrance. Built in storage cupboard.

HALLWAY

Front door leading to the hallway. Wooden flooring. Loft access hatch with a pull down ladder. Doors to the bedroom, lounge/reception room and bathroom.

LOUNGE / RECEPTION ROOM

15' 4" x 9' 9" (4.68m x 2.96m)
Double glazed rear aspect bay window. Wooden flooring. Radiator. Door to the kitchen.

MODERN FITTED KITCHEN

9' 9" x 8' (2.96m x 2.44m)
Double glazed front aspect window. Range of wall and base units. Fitted gas cooker and fridge. Space for washing machine. Stainless steel sink unit. Wooden flooring. Part tiled walls. Radiator. Wall mounted boiler.

BEDROOM

9' 6" x 7' 9" (2.90m x 2.36m)
Double glazed rear aspect window. Carpet and radiator.

BATHROOM

Double glazed front aspect opaque window. Panel enclosed bath with power shower above and glazed shower screen. Pedestal hand wash basin and low level WC. Part tiled walls. Heated towel rail. Built in airing cupboard housing the water cylinder.

COMMUNAL GROUNDS

The property benefits from communal grounds to the front of the property.

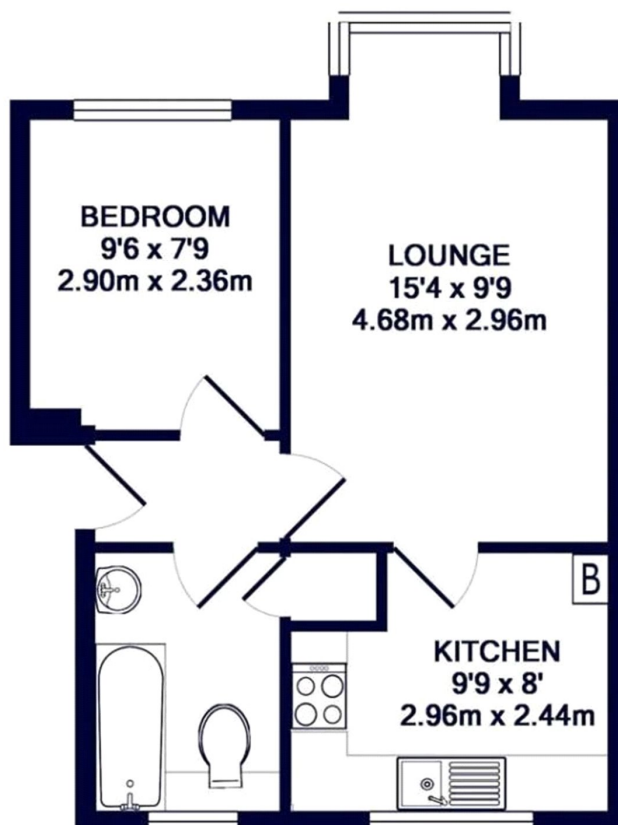
PARKING

The property also benefits from an allocated parking space.

LEASE

We understand the lease to be in excess of 150 years unexpired.





TOTAL APPROX. FLOOR AREA 353 SQ.FT. (32.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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	71	75
(55 to 68) D		
(39 to 54) E		
(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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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.

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