



Harland Court

MERLE AVENUE, HAREFIELD, UB9 6DE



£320,000

A spacious two double bedroom first floor maisonette for sale with NO ONWARD CHAIN, situated in a sought after residential location, just moment's walk to the centre of Harefield village. With a private front door and entrance, the accommodation boasts a spacious hallway, lounge/sitting room, modern fitted kitchen, utility area, two double bedrooms and bathroom. The property also benefits from a share of the freehold, a garage in a separate block and the use of extensive beautifully maintained communal gardens. Other benefits include double glazing, gas central heating and access to a boarded loft with lighting. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents.

ENTRANCE

Own private front door leading to the entrance. Carpeted stairs leading to the first floor. Double glazed front aspect opaque window at the bottom of the stairs and double glazed side aspect window at the top of the stairs. Radiator.

HALLWAY

Further door with opaque glazed panel leading to the spacious hallway. Carpet and radiator. Storage cupboard.

LOUNGE/SITTING ROOM

13' 10" x 13' 1" (4.21m x 4.00m)
Double glazed rear aspect window overlooking the communal gardens. Carpet and radiator.

KITCHEN

10' 6" x 9' 2" (3.19m x 2.80m)
Double glazed front aspect window. Good range of wall and base units with under cupboard lighting. Built in AEG oven and AEG gas hob with extractor above. Built in AEG fridge and freezer. Stainless steel sink and drainer unit. Storage cupboard. Wall mounted boiler.

UTILITY AREA

Double glazed front aspect window. Space and plumbing for washing machine.

BEDROOM ONE

12' 4" x 12' 4" (3.77m x 3.77m)
Double glazed rear aspect window overlooking the communal gardens. Carpet and radiator. Built in wardrobe with mirrored sliding doors.

BEDROOM TWO

10' 5" x 10' (3.18m x 3.04m)
Double glazed front aspect window. Carpet and radiator.

BATHROOM

Double glazed front aspect opaque windows. Panel enclosed bath with shower attachment above. Vanity hand wash basin. Low level WC. Part tiled walls. Heated towel rail.

COMMUNAL GARDEN

Extensive well maintained communal gardens with trees, shrubs and large area of lawn. Steps down to Merle Avenue and driveway to garages.

GARAGE

Garage with up and over door in separate block situated close to the property.

TENURE

We understand the property benefits from a share of the freehold.

SERVICE CHARGE, BUILDINGS INSURANCE & GROUND RENT

Approximately £90 per month inclusive.



Approximate Gross Internal Area = 71 sq m / 764 sq ft

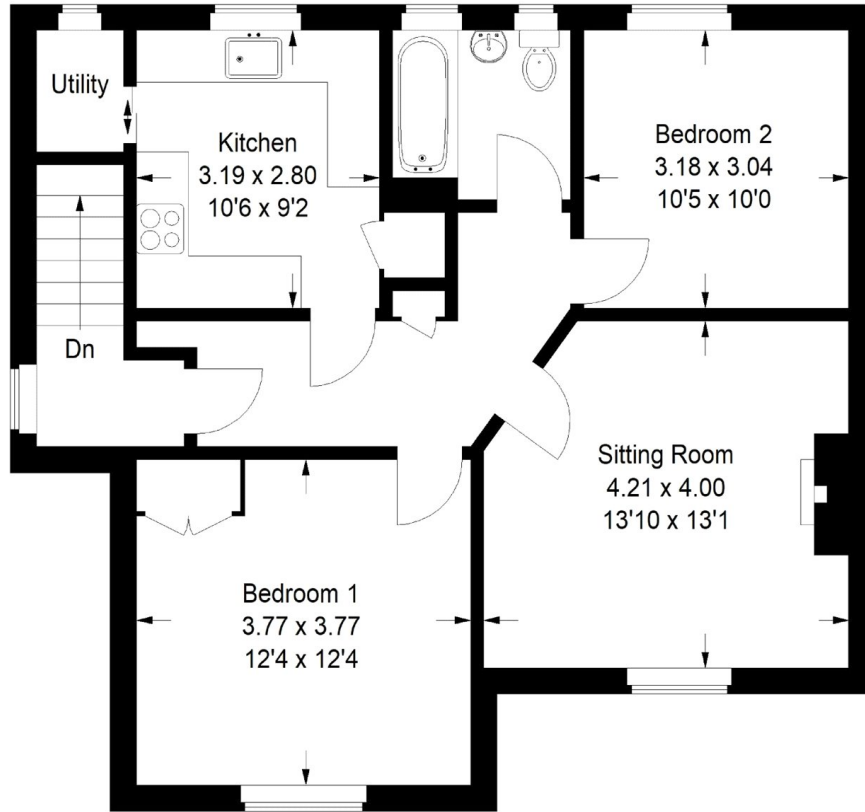


Illustration for identification purposes only, measurements are approximate, not to scale.



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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	69	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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