



Peerless Drive
HAREFIELD, MIDDLESEX, UB9 6JQ



£215,000

A one bedroom ground floor purpose built flat for sale, ideal for first time buyers or investors, 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/reception room, kitchen, double bedroom looking out onto the communal gardens and bathroom. The property also benefits from allocated parking, double glazing, gas central heating and the use of the communal garden areas. A viewing is highly recommended, please contact the Harefield office of Rodgers Estate Agents to arrange a viewing.

ENTRANCE HALLWAY

6' 8" x 4' 9" min (2.03m x 1.45m min) Wooden front door leading to the hallway. Wooden flooring. Radiator. Built in storage cupboard. Doors to the lounge/reception room, bedroom and kitchen. Open to the kitchen.

LOUNGE / RECEPTION ROOM

14' 3" min x 11' 8" max (4.34m min x 3.56m max) Double glazed front aspect window. Wooden flooring. Radiator.

KITCHEN

8' 4" x 7' 5" (2.54m x 2.26m) Double glazed side aspect window. Range of wall and base units. Built in oven and hob with stainless steel extractor above. Spaces for washing machine and fridge/freezer. Wooden flooring. Part tiled walls. Wall mounted boiler.

DOUBLE BEDROOM

11' 1" x 10' (3.38m x 3.05m) Double glazed side aspect window with shutters, looking out onto the communal gardens. Carpet and radiator.

BATHROOM

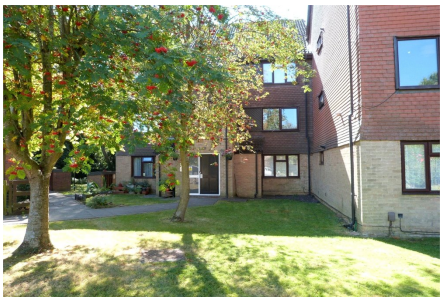
Double glazed rear aspect opaque window. Panel enclosed bath with shower attachment and glazed shower screen. Pedestal hand wash basin. Low level WC. Tiled flooring and part tiled walls. Radiator.

COMMUNAL GARDEN

The property benefits from well maintained communal garden areas.

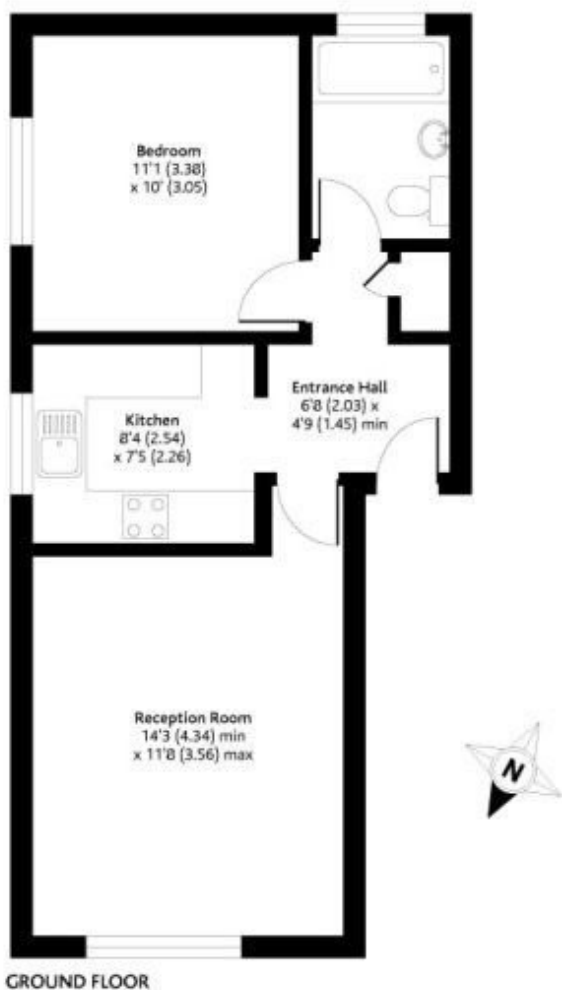
**ALLOCATED
PARKING**

The flat also benefits from allocated parking.



Peerless Drive, Harefield, Uxbridge, UB9 6JQ

APPROX. GROSS INTERNAL FLOOR AREA 463 SQ FT 43 SQ METRES



Representation of current layout is for identification only and is not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	74	78
(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	

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.

30 Market Place
Chalfont St Peter
Buckinghamshire
SL9 9DU
csp@rodgersstates.com

5 Park Lane
Harefield
Middlesex
UB9 6BJ
harefield@rodgersstates.com