



A MODERN AND WELL PRESENTED TWO BEDROOM, TWO BATHROOM, FIRST FLOOR APARTMENT

Harefield House, High Street, Harefield, Uxbridge, UB9 6EB

ROBSONS

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**OPEN PLAN KITCHEN/LIVING ROOM • TWO
BEDROOMS • TWO ENSUITES • STUNNING
GARDENS • ONE ALLOCATED PARKING SPACE
• VISITORS PARKING • LONG LEASE**

Description

Set within stunning, gated grounds is this modern and well presented two bedroom, two bathroom, first floor apartment with an allocated parking space, a long lease and within easy reach of the high street.

The property comprises of a small hallway leading to an open-plan kitchen/living room with a large sash window overlooking the beautiful gardens. The kitchen features a range of modern units providing ample storage space, integrated appliances and a large breakfast bar. Off the kitchen/living room is a well-appointed bedroom with fitted wardrobes and an ensuite shower room. Off the hallway is a guest WC and a second bedroom boasting an ensuite bathroom and fitted wardrobes.





Externally this delightful apartment offers stunning gardens, a large patio area to enjoy outside dining, one allocated parking space and visitors parking.

Location

The property is situated in Harefield which is surrounded by some beautiful countryside along the Grand Union Canal. The local area also has good sporting facilities which include golf, cricket and football clubs. Rickmansworth caters for specialist and daily shopping requirements to include the food halls of Marks & Spencer, Waitrose and Tesco. More extensive shopping facilities are available in the larger towns of Watford and Uxbridge. At Denham is the Chiltern Line to Marylebone whilst at Rickmansworth there is the Chiltern Line and Metropolitan railways to London Marylebone and Baker Street. The M25 motorway is available at junction 17 connecting you to the national motorway network. The area is well served for good quality private and state schools for all ages.

Additional Information

Tenure: Leasehold
Length of Lease: 142 years remaining
Service Charge: £2,500 pa
Ground Rent: £350.00 pa
Local Authority: Hillingdon Council
Council Tax: C
Energy Efficiency Rating: D



Approximate Gross Internal Area = 62.8 sq m / 676 sq ft.



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