

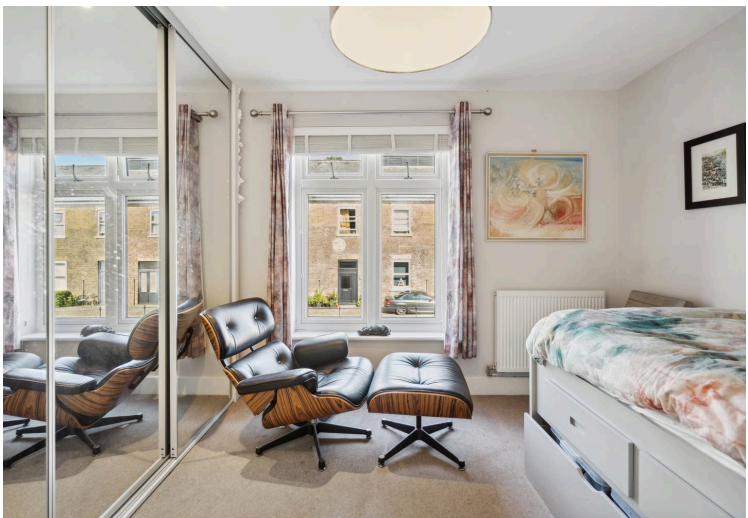
## Royal Quay, Harefield, UB9

Offers In The Region Of £429,995 Leasehold

- OPEN PLAN LIVING/DINING ROOM/KITCHEN • TWO DOUBLE BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE
- MODERN BATHROOM • PRIVATE BALCONY • TWO ALLOCATED PARKING BAYS • PICTURESQUE COMMUNAL GROUNDS
- VIEWS OVER THE GRAND UNION CANAL

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS









We are delighted to present this spacious TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT situated in the sought-after Royal Quay development, close to Harefield Village and overlooking the canal.

There is an open plan living/dining room and modern fitted kitchen with integrated Smeg appliances and double doors opening to the Juliet balcony overlooking the Grand Union Canal and the Broadwater Lake Nature Reserve. The double bedrooms both have fitted wardrobes with attractive mirrored doors to the front and bedroom one benefits from an en-suite shower room. There is also a modern bathroom suite.

There are immaculately maintained communal grounds surrounding the development, and there are also two allocated parking bays.

Positioned within the picturesque Royal Quay development overlooking the Grand Union Canal. Harefield Village is a few minutes away, providing local shopping and transport facilities. Both Uxbridge and Rickmansworth are also close by providing multiple shopping facilities and comprehensive train and tube service to London.

Nearest Station: 3 miles - Rickmansworth Station / 3.3 miles - Denham Station / 4.9 miles - Uxbridge Station

Council Tax band: G

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

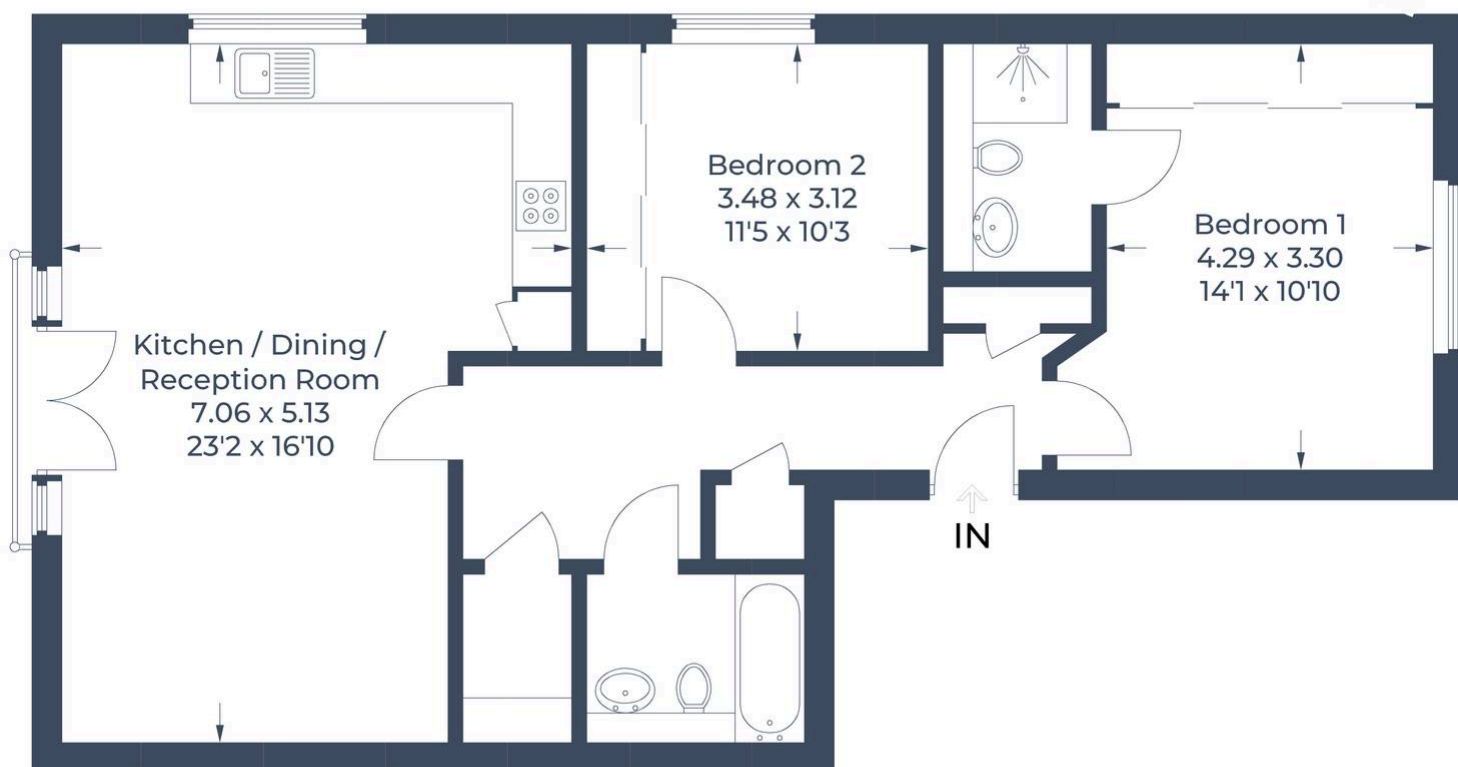
Remaining Lease Length: Approx. 116 years remaining

Annual Service Charge: Approx. £2,400.00 per annum

Annual Ground Rent: Approx. £350.00 per annum



Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



## First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.