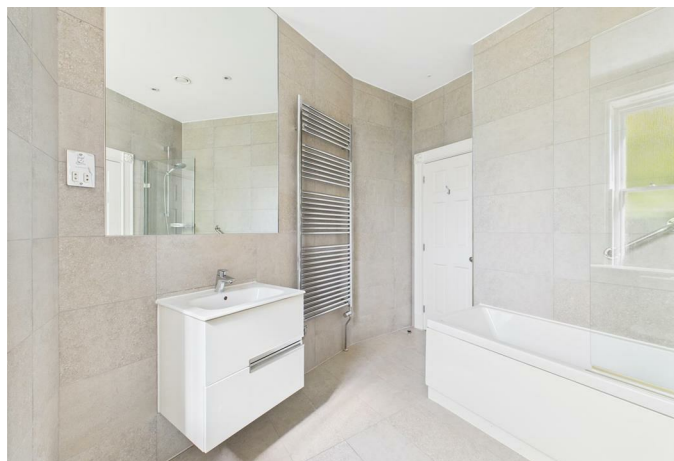




Royal Quay, Uxbridge, UB9 6FH



**\*NO UPPER CHAIN\*** We are delighted to present to the market a beautifully presented one bedroom apartment located within this unique waterside Royal Quay development in Harefield's premier location with excellent commuter links set in the midst of picturesque lakes and the Grand Union Canal. This impressive, spacious and light-filled apartment briefly comprises: open plan living space, high spec fitted kitchen with a range of integral Smeg appliances, stylish modern bathroom suite and one double bedroom with fitted double wardrobes. The property benefits include; good size basement, parking spaces, visitor parking, maintained landscaped communal garden & grounds and beautiful views of the Grand Union Canal. This property is within easy reach of Harefield Village with its good local amenities (shops, library, schools, village green, park, pubs) and just a few minutes walk from canal-side gastro pub dining. There is fast access into London via British Rail at Denham station and the tube stations at Rickmansworth, Ruislip and Northwood. For the motorist, the A/M40 and M25 are within striking distance offering swift and easy access to both Central London and the Home Counties. Heathrow is easily accessed by bus or car.



## ENTRANCE HALL

Front aspect door, radiator, storage cupboards x 2, door to:

## THROUGH LOUNGE/KITCHEN

Dual aspect double glazed windows, coved ceiling, downlighting, radiators x 2, a range of base and eye level units, integrated fridge freezer, oven with four electric stove hobs, extractor fan.

## BEDROOM

Front aspect double glazed window, side aspect double glazed frosted window, built in wardrobes, radiator, door to:

## BATHROOM

Rear aspect double glazed frosted window, fully tiled walls and flooring, heated towel rail, downlighting, panel enclosed bathtub with mixer taps and shower attachment, wall mounted sink with vanity unit, low level w/c.

## BASEMENT

Entrance door, lighting.

## COMMUNAL GARDENS

A canalside development of contemporary apartments and luxury townhouses. The Manor House is a charming Grade II listed building providing four unique apartments with a stunning specification and set within a beautiful landscaped courtyard.

## LEASE

TBC

## OUTGOINGS

TBC

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## COUNCIL TAX

London Borough of Hillingdon -  
Band C - £1,735.45

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