



204 Muirfield Road, South Oxhey, WD19 6BJ
£895 Per Calendar Month

A FIRST FLOOR FLAT WITH SPACIOUS ACCOMMODATION COMPRISING, ENTRANCE HALL, ENTRYPHONE SYSTEM, LOUNGE, KITCHEN, BALCONY, DOUBLE BEDROOM AND RECENTLY INSTALLED BATHROOM together with gas central heating and double glazing. Situated in a residential location with access to shops, schools and amenities. UNFURNISHED, AVAILABLE FOR 12 MONTHS FROM 1ST DECEMBER 2022.



- Lounge
- Double bedroom
- Gas central heating
- Kitchen
- Bathroom
- Double glazing

ENTRANCE HALL

Receiver for entryphone system, built in storage cupboard, inset spotlights, door to balcony.

LOUNGE

16'0" x 12'6"

Feature open brick fireplace, picture rails, inset spotlights, double glazed window.

KITCHEN

11'2" x 8'2"

Comprising single stainless steel unit, range of wall and base units, four ring gas hob with stainless steel extractor hood, stainless steel oven within housing, fridge/freezer, washing machine, wall mounted gas boiler, part tiled walls, tiled floor, inset spotlights, double glazed window.

BEDROOM

12'8" x 9'5"

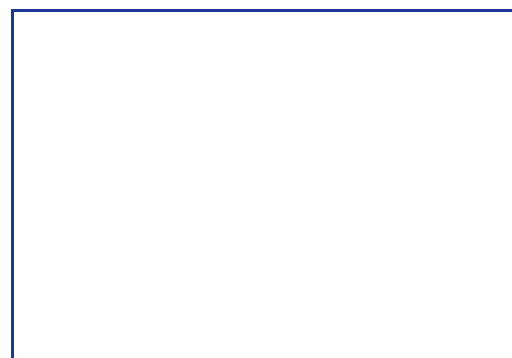
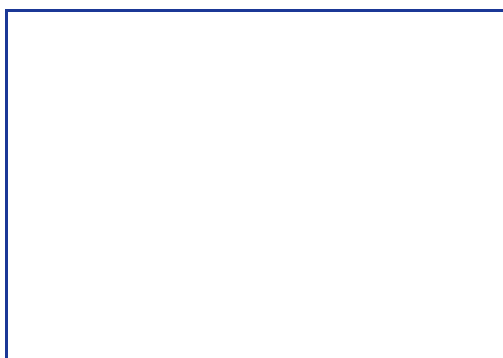
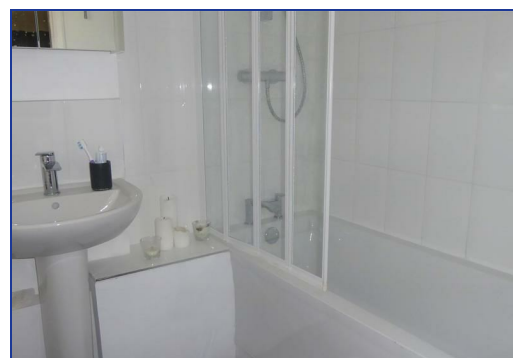
Built in wardrobes, double glazed window.

BATHROOM

White suite comprising panelled bath, separate shower over, shower screen, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor, inset spotlights, extractor fan, double glazed frosted window.

ENERGY EFFICIENCY RATING

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FLOOR PLAN

Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.

Property Misrepresentation Act 1991

Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Money Laundering Act 2003.

Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.