



- TWO Bedroom TWO Bathroom Apartment
- Separate Modern Fitted Kitchen
- Close To Uxbridge Town Centre
- Gas Central Heating
- Entryphone System

- Bright & Spacious Lounge
- Intergrated White Goods
- Minutes From Hillingdon Sports & Leisure Complex
- Communal Gardens
- EPC Rating C

A charming top floor TWO Bedroom TWO Bathroom apartment nestled in a quiet modern development, offering the perfect blend of comfort and convenience. This delightful property comprises; entrance hallway, reception room, main bedroom with ensuite, second double bedroom, separate modern fitted kitchen with integrated appliances and a main bathroom.

Further benefits include; neutral decor, gas central heating, double glazing, an entryphone system and communal gardens.

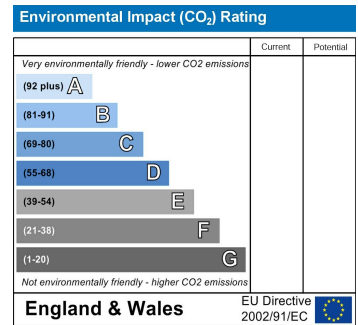
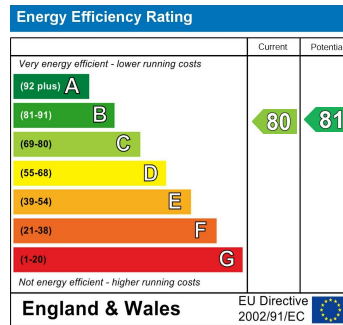
Located close to the vibrant Uxbridge Town Centre, this apartment is ideal for those who require easy access to amenities, shops, and entertainment. With gas central heating, you can stay warm and snug during the colder months while enjoying the modern features this property has to offer.

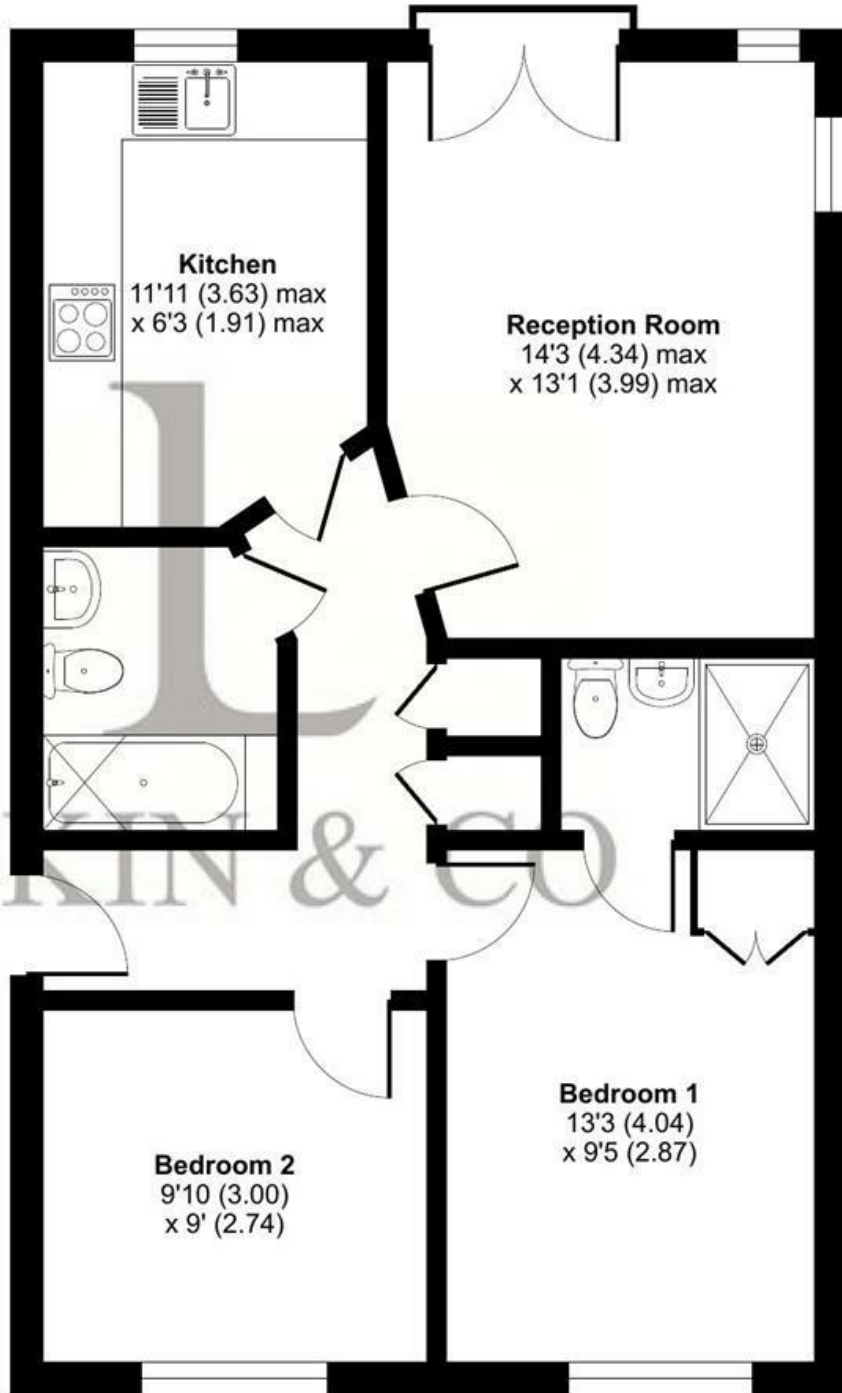
Don't miss the opportunity to make this lovely apartment your new home sweet home close to the heart of Uxbridge and just minutes from Hillingdon Sports & Leisure Complex. Embrace the comfort and style this property exudes and envision a lifestyle of ease and relaxation. Book a viewing today and step into your future abode at Crosby Gardens!

Available from immediately furnished.

Price - rent: £1,850 PCM  
 Deposit: £2,134.61 (5 weeks rent)  
 Holding deposit: 1 week's rent £426.92 which will be used towards the remaining move-in money due  
 Length of tenancy: Minimum 12 months  
 Local authority: Hillingdon  
 Council tax band: D

Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact.



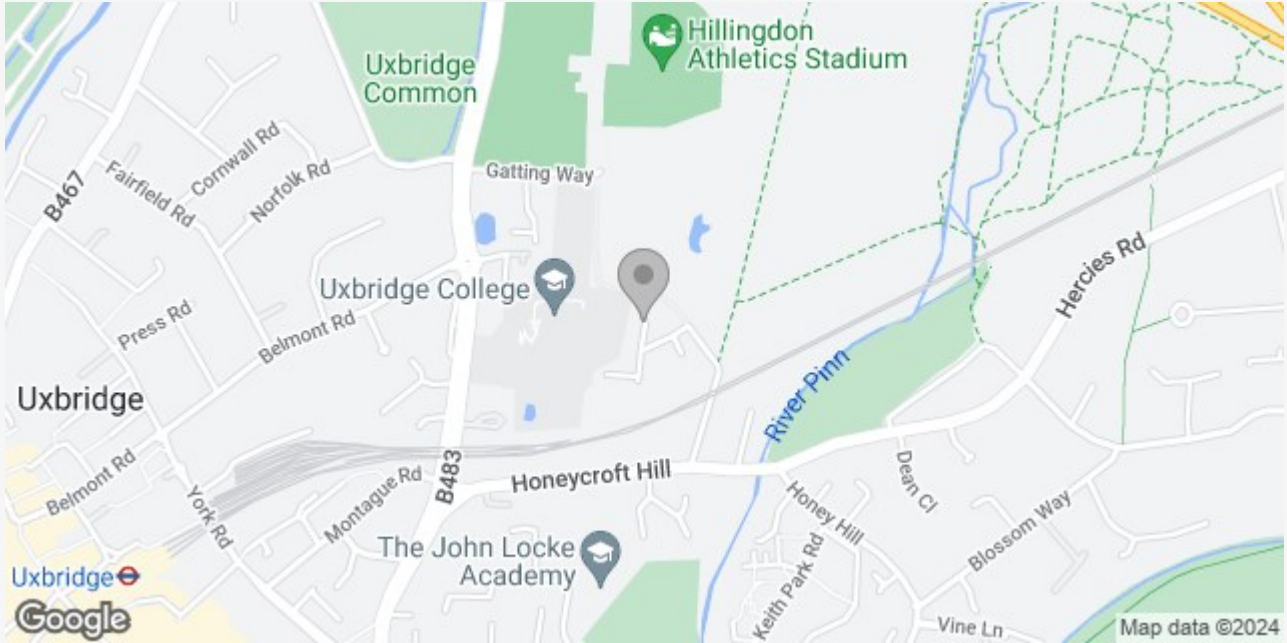


**THIRD FLOOR**

in accordance with RICS Property Measurement Standards incorporating  
Measurement Standards (IPMS2 Residential). © nichecom 2023.  
F: 967205

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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 the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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