



- Open Plan Kitchen
- Great Condition Throughout
- Allocated Parking
- Gas Central Heating
- Available Immediately
- Large Lounge
- Modern Tiled Bathroom With Shower
- Balcony
- Unfurnished
- EPC Rating B

We are pleased to present this ONE-Bedroom located in a quiet and modern residential area. This second-floor, bright and spacious property comprises; an entrance hall, a large lounge, a modern open-plan kitchen with white goods and space for a dishwasher, a double bedroom and a modern tiled bathroom with shower.

Also benefits from; a private balcony, gas central heating, double glazing, a video entry phone system and allocated parking. Within close proximity of; Uxbridge Town Centre, Heathrow Airport and excellent transport links.

Available Immediately unfurnished.

Price - rent: £1,350 pcm

Deposit: £1,557.69 (5 weeks rent)

Holding deposit: 1 week's rent of £311.54 which will be used towards the remaining move-in money due

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 80 Mbps Upload - (up to) 20 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Limited

O2 - Likely

Vodafone - Likely

Data

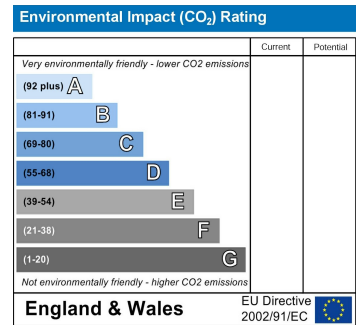
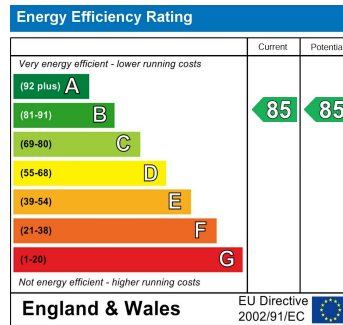
EE - Likely

Three - Limited

O2 - Limited

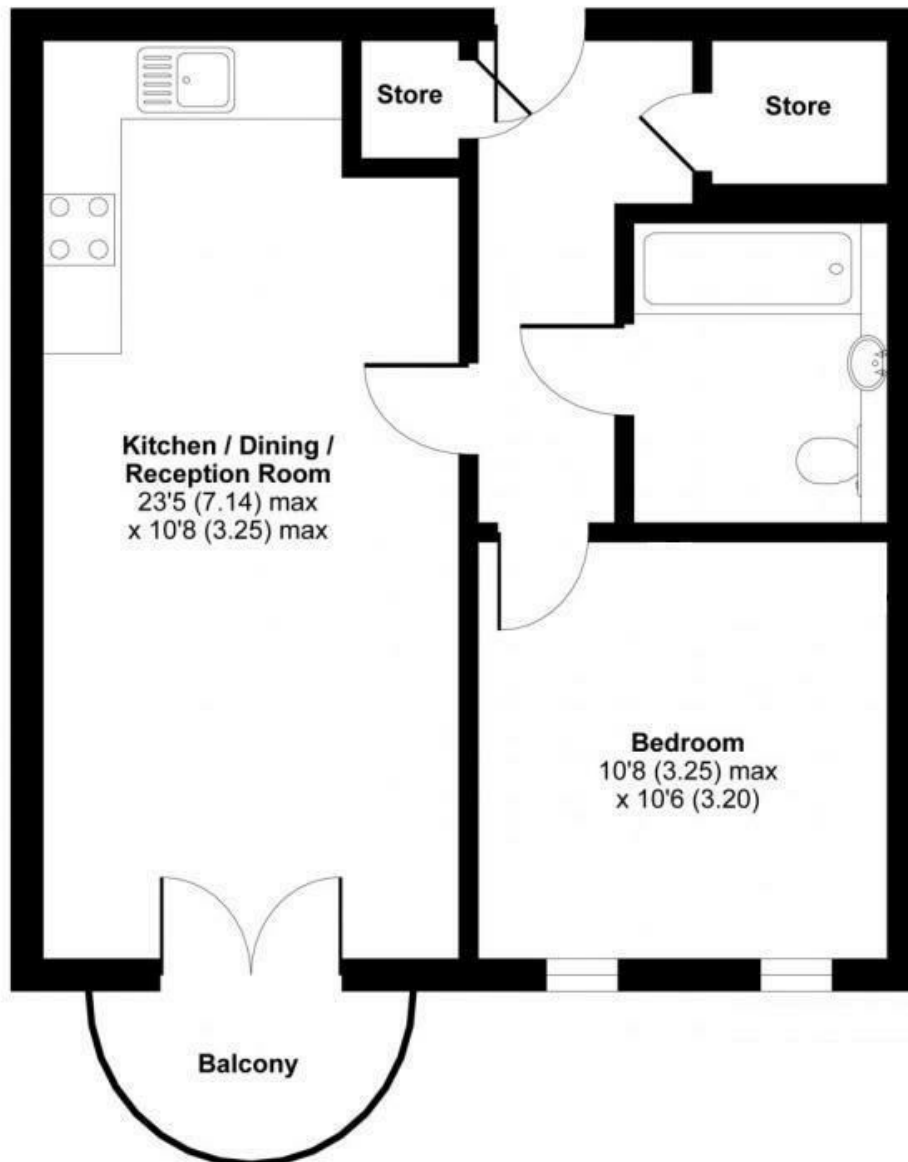
Vodafone - Likely

*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 or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk/>



Varcoe Gardens, Hayes, UB3

APPROX. GROSS INTERNAL FLOOR AREA 509 SQ FT 47.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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