



- ONE Bedroom Apartment
- Modern Fitted Kitchen
- Easy Access To Uxbridge Station
- Unfurnished
- EPC Rating C
- Ground Floor
- Private Rear Garden
- Close to A40 / M40 Junctions
- Available Immediately

A well-presented ONE-bedroom ground floor flat located conveniently on Long Lane, offering easy access to local shops, schools and transport links into Uxbridge with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.

For the commuter, the A40 and M4 are also close by, as well as Hillingdon Hospital, Brunel University and Stockley Business Park. The property comprises; a lounge, bedroom, a modern fitted kitchen with white goods, a separate utility room and a bathroom. The property also comes with its own private rear garden.

Available immediately, unfurnished.

Price £1,100 pcm

Deposit: £1269.23 (5 weeks rent)

Holding deposit: 1 week's rent of £253.85 which will be used towards the remaining move-in money due

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: A

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 924 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Likely

O2 - Likely

Vodafone - Limited

Data

EE - Likely

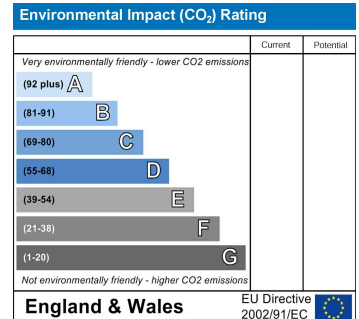
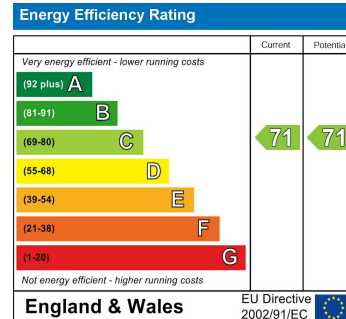
Three - Likely

O2 - Limited

Vodafone - Limited

\*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/>



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.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

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Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.