



- TWO Bedroom Top Floor Apartment
- Separate Kitchen
- Engineered Wood Flooring To Hallway
- Walking Distance to Uxbridge Town Centre
- Available Mid April 2025
- Two Bathrooms
- Large Lounge
- Part Furnished
- Allocated Parking
- EPC Rating C

A TWO bedroom TWO bathroom, top floor apartment located in a modern development close to Uxbridge Town Centre. The property comprises; a large lounge with a Juliet balcony, two double bedrooms with en-suite and fitted wardrobes to the master, a modern fitted kitchen with white goods and a part-tiled family bathroom with shower.

The property also benefits from; allocated parking, additional storage space in two double storage beds, gas central heating, double glazing and an entry phone system. Within walking distance of Uxbridge Town Centre and tube and close to A40/M40/M25 motorway junctions.

Available Mid April 2025, part furnished

Price - rent: £1,550 PCM

Deposit: £1,788.46 (5 weeks rent)

Holding deposit: 1 week's rent £357.69 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: D

Internet Speed: Download - (up to) 56 Mbps Upload - (up to) 12 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - None

O2 - Likely

Vodafone - Limited

Data

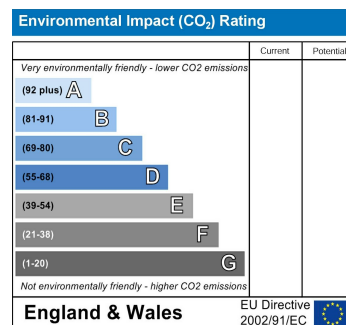
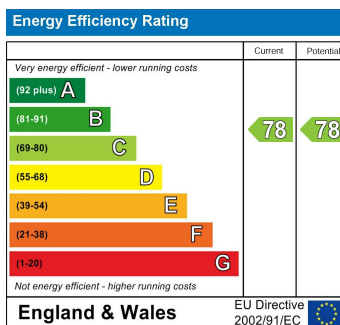
EE - Limited

Three - None

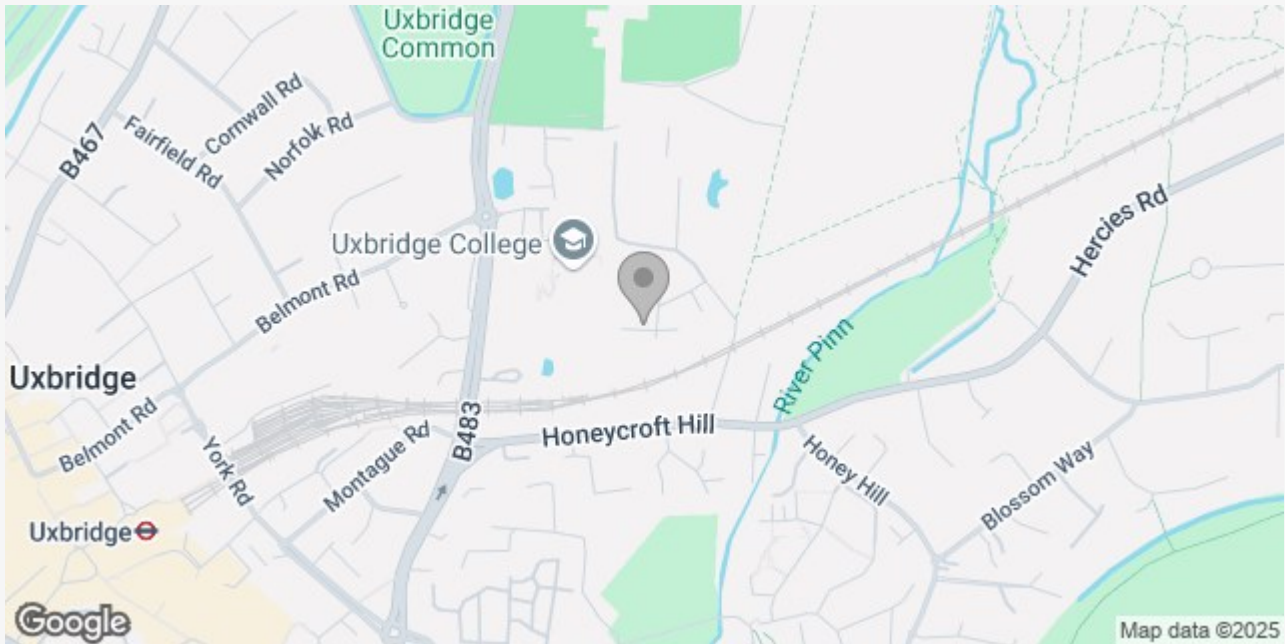
O2 - Limited

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.



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