



- TWO Double Bedrooms
- Modern Fitted Kitchen
- Beautiful Communal Gardens
- Available Immediately
- EPC Rating C
- Tiled Family Bathroom
- Allocated Off Street Parking
- Gas Central Heating
- Furnished

A modern TWO double bedroom apartment situated within a short walking distance of Uxbridge Town Centre. This spacious neutrally decorated ground floor property comprises; an entrance hall, a large lounge, a separate modern fitted kitchen complete with white goods, two double bedrooms with fitted wardrobes to the master and a modern tiled family bathroom with shower.

Also benefiting from; allocated off-street parking, video entry phone system, landscaped communal gardens, gas central heating and double glazing.

Close proximity of Uxbridge tube station (Metropolitan & Piccadilly lines), equal distance to Hillingdon tube station (Oxford Link) shopping centres, bars, restaurants and easy access to A40/M40/M25 motorway junctions.

Available immediately, furnished.

Price - rent: £1,550 pcm

Deposit: £1788.46 (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: C

Internet Speed: Download - (up to) 53 Mbps Upload - (up to) 10 Mbps

Mobile Coverage (Indoor):

Voice

EE - Limited

Three - Likely

O2 - Likely

Vodafone - Limited

Data

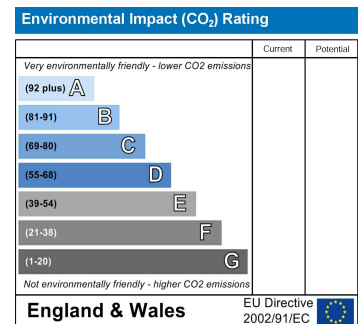
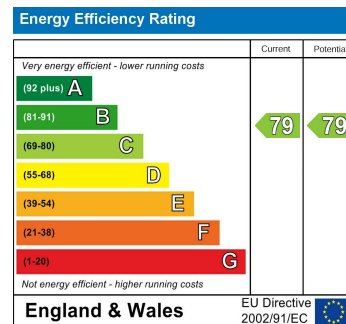
EE - Limited

Three - Limited

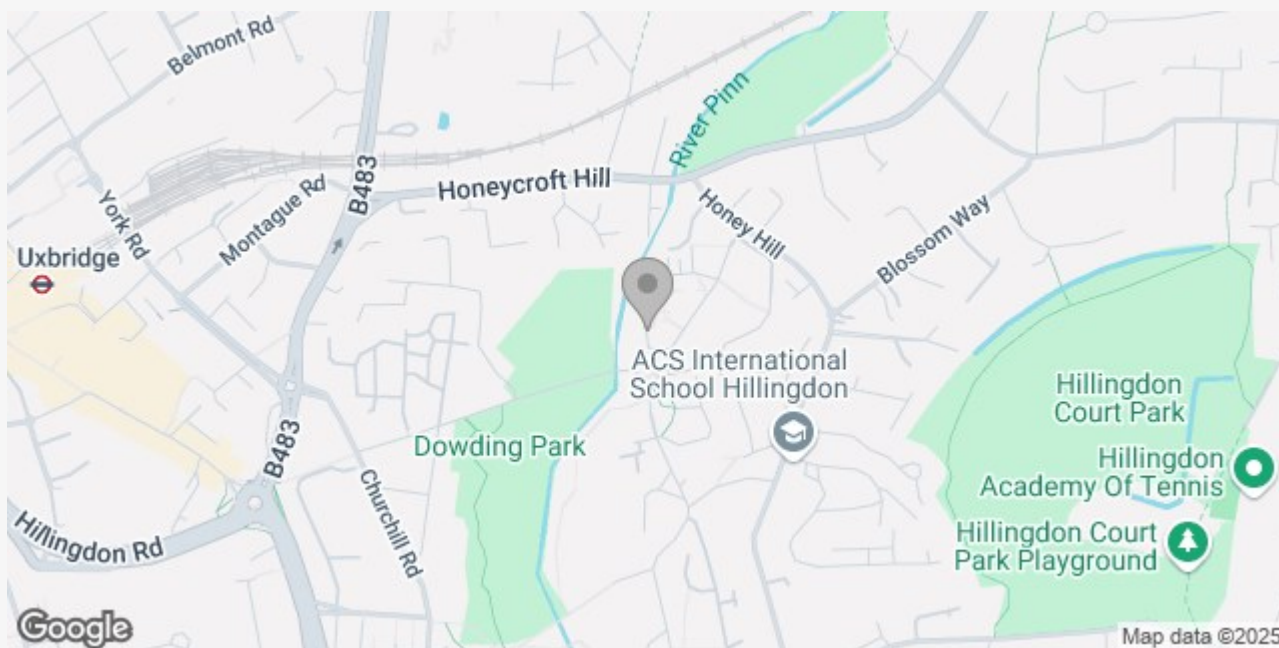
O2 - Limited

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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