

- Studio Flat
- Part Furnished
- Allocated Parking
- Entry Phone System
- Top Floor
- Walking Distance To Town Centre
- Double Glazing
- Available Immediately
- White Goods Included
- EPC Rating - C

We are proud to market this top-floor STUDIO apartment is located in a quiet residential area. This property comprises an entrance hall, reception/ bedroom, bathroom suite with shower and kitchen with white goods.

The property also benefits from a large bay window and entry phone system.

This property is ideally situated within walking distance of Uxbridge Town Centre. Local residents can enjoy easy access to a variety of shops, restaurants, and amenities. Whether you fancy a leisurely stroll in the town centre or a quick commute to work, this property's location offers the best of both worlds.

Available from immediately Part Furnished.

Price - rent: £1,050 PCM

Deposit: £1,211.53 (5 weeks rent)

Holding deposit: 1 week's rent £242.31 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: B

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Limited

O2 - Likely

Vodafone - Limited

Data

EE - Likely

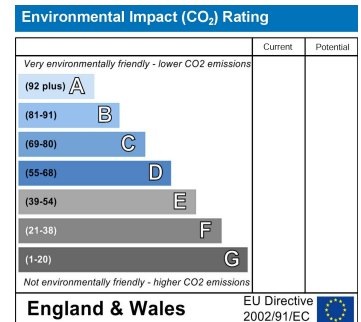
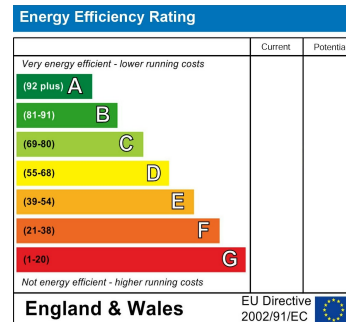
Three - Limited

O2 - Likely

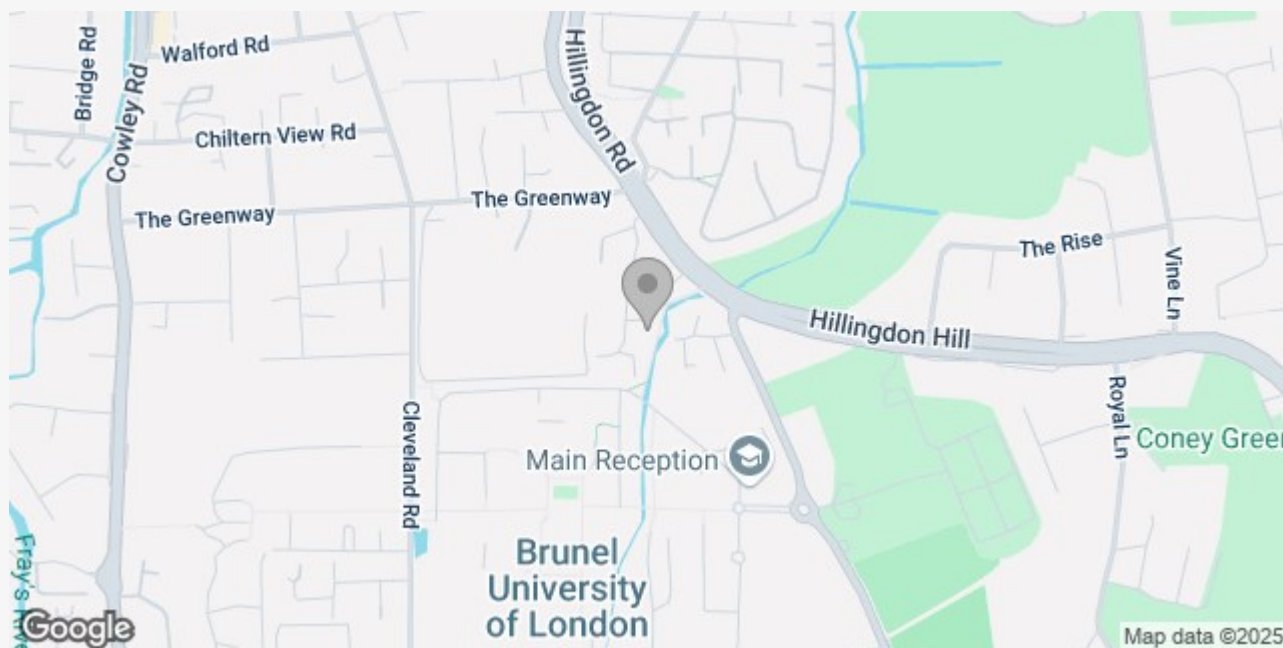
Vodafone - Limited

*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/>



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

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

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.