



- ONE Bedroom Apartment
- Gated Development
- Private Balcony
- Walking Distance to Uxbridge Town Centre
- Available Immediately
- Stunning Views
- Open Plan Living Room
- Furnished
- Close to A40/M40/M25
- EPC Rating B

We are pleased to offer this modern ONE-bedroom penthouse apartment set in the highly sought-after Kings Island gated development.

With Uxbridge High Street within walking distance, this spacious first-floor apartment comprises: an entrance hall, an open-plan modern fitted kitchen with integrated white goods, a large lounge/diner with patio doors leading onto a private balcony, a spacious double bedroom and a tiled bathroom with bath and overhead shower. Some of the many benefits include scenic views, gas central heating, double glazing, neutral decor, entry phone system and allocated parking.

Conveniently placed for the commuter with Uxbridge Tube Station (Metropolitan & Piccadilly Lines) located only half a mile away and the A40/M40/M25 junctions within a few minutes drive.

Available immediately furnished.

Rent: £1,450 PCM

Deposit: £1,673.07 (5 weeks' rent)

Holding deposit: 1 week's rent £334.61 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: South Buckinghamshire Council

Council tax band: C

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

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Likely

O2 - Likely

Vodafone - Likely

Data

EE - Likely

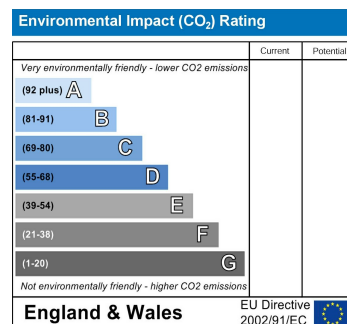
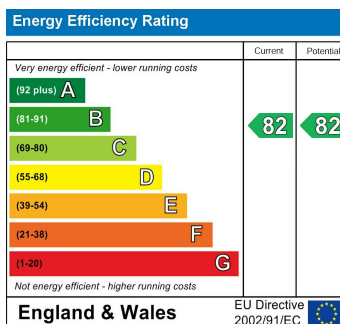
Three -Likely

O2 - Likely

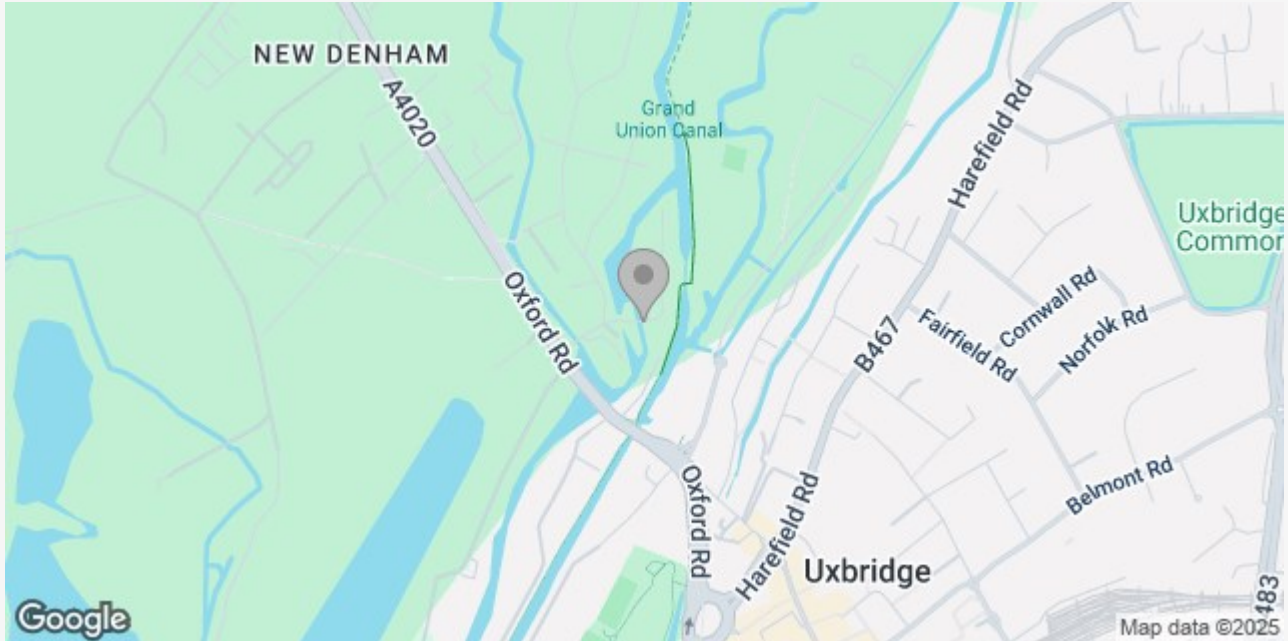
Vodafone - Likely

*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/>





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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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.