



70 WOOD END GREEN ROAD UB3 2SL

£1,395 PER CALENDAR

Brian Cox is delighted to present this fabulous one-bedroom first-floor apartment, ideally located in the sought-after Hayes area.

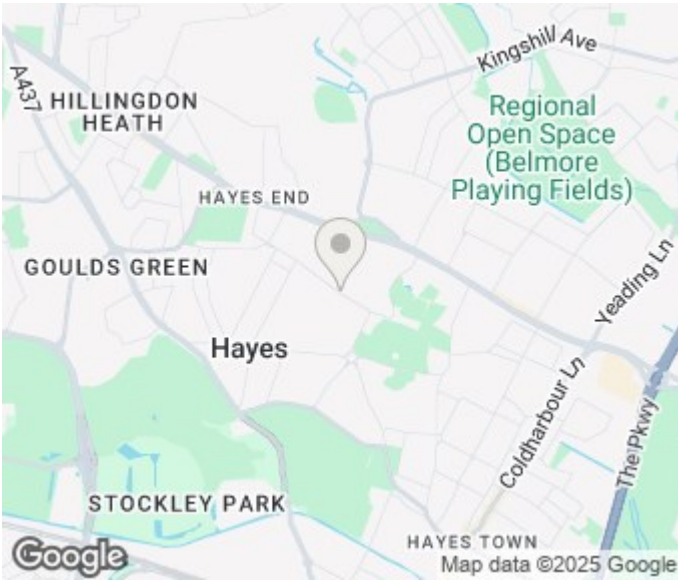
This spacious and modern property features a bright lounge with a fitted open-plan kitchen, one generous double bedroom, and a contemporary family bathroom.

Additional benefits include gas central heating, double-glazed windows, off-street parking (to be confirmed), and convenient access to local shops, schools, and excellent transport links.

The property has an EPC rating of C and falls under Council Tax Band C (TBC per annum). To meet the affordability criteria, a household income of £39,000 per year is required. The monthly rent is £1,395, with a five-week deposit of £1,609.

Contact us today by phone or email to arrange your viewing!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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