



**7 Pump Close
Middlesex, UB5 6UG**

£1,300 PCM

One bedroom ground floor flat, newly redecorated, very good size, Double Glazed, Central Heated, Laminate Flooring, Garden, close to shops and buses, backing onto Grand Union Canal, excellent condition, furnished, EPC"C", Council Tax "B"

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Lounge

14'8" x 10'7" (4.49 x 3.24)

Laminate floor, double glazed window and door to rear garden, radiator.

Kitchen

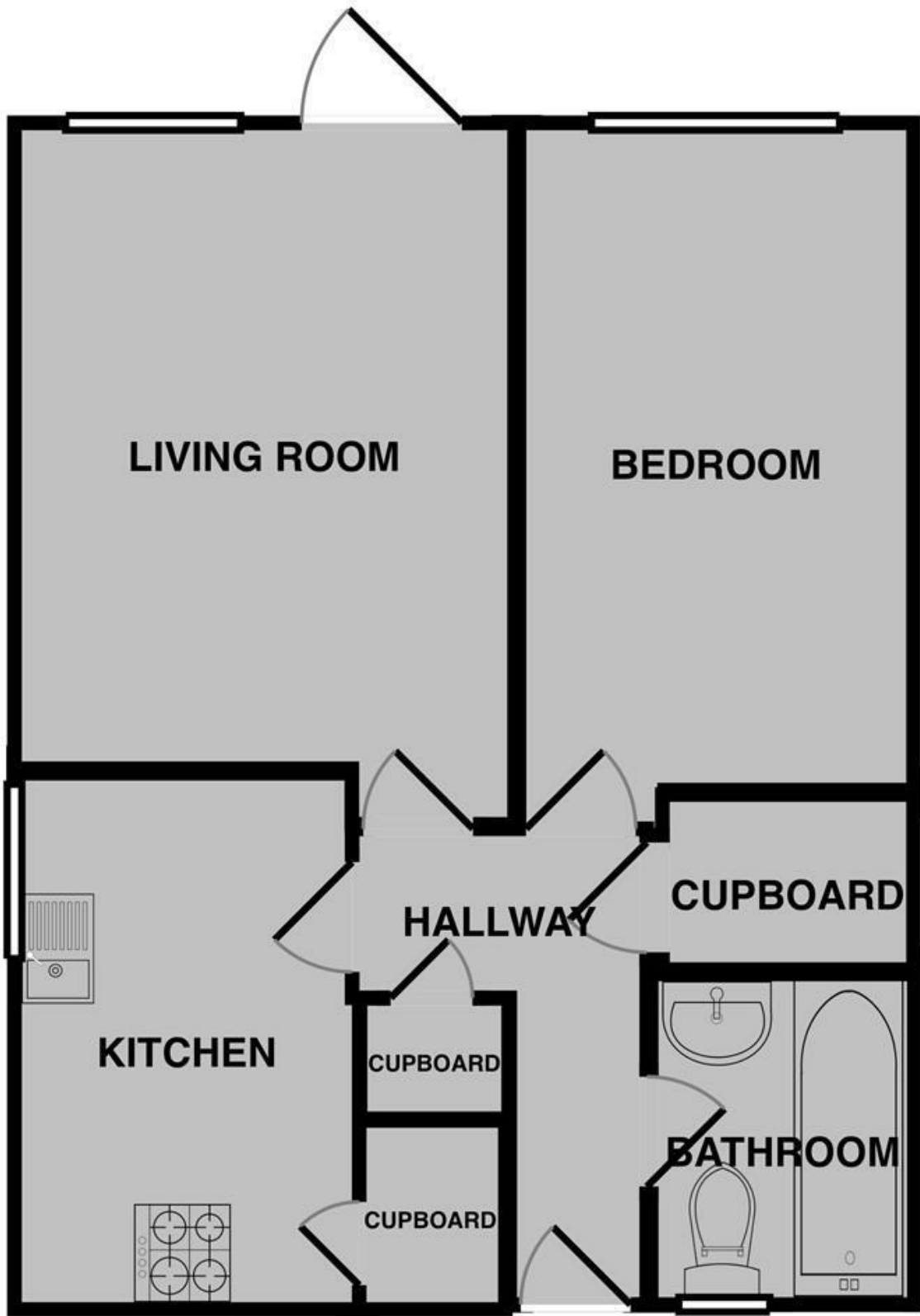
11'7" x 7'1" (3.55 x 2.16)

fitted storage units which would affect Worksurface, built in electric oven and four ring electric hob, overhead extractor hood, tiled walls, single drainer stainless steel sink with mixer tap, washing machine, fridge freezer,

Bedroom

15'1" x 8'7" (4.61 x 2.62)





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	67	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	67	74