

Kings Mill Way

Uxbridge • London • UB9 4BS

PCM: £1,900 PCM



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An executive two bedroom, two bathroom third floor apartment on the sought after gated Kings Island development within walking distance of Uxbridge Town Centre, Uxbridge Business Park and close to the A40/M40/M25.

This superb and luxury apartment offers spacious living for the professional and comprises of two bedrooms with views over the River Colne, spacious lounge leading to balcony with further views over the River Colne, modern fitted kitchen with appliances, bathroom, two bedrooms with en-suite to master bedroom, double glazing, gas central heating, entry phone system and secure underground parking. Furnished.

Walk to Uxbridge Town Centre

Good Transport Links

Close to M40

Two Double Bedrooms

Modern Kitchen

Allocated Parking

Gated Development

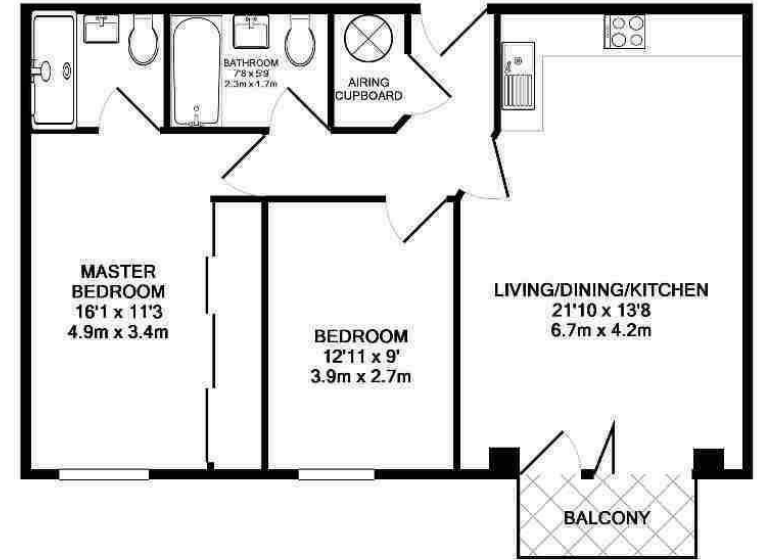
Stunning views of the river Colne

Amenities

Council Tax Band D

Available Date

11th September 2024



TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																															
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current																														
<table border="1"> <tr><td>A</td><td>82-91</td></tr> <tr><td>B</td><td>69-81</td></tr> <tr><td>C</td><td>55-68</td></tr> <tr><td>D</td><td>40-54</td></tr> <tr><td>E</td><td>29-39</td></tr> <tr><td>F</td><td>13-28</td></tr> <tr><td>G</td><td>1-12</td></tr> </table>	A	82-91	B	69-81	C	55-68	D	40-54	E	29-39	F	13-28	G	1-12	83	84	<table border="1"> <tr><td>A</td><td>82-91</td></tr> <tr><td>B</td><td>69-81</td></tr> <tr><td>C</td><td>55-68</td></tr> <tr><td>D</td><td>40-54</td></tr> <tr><td>E</td><td>29-39</td></tr> <tr><td>F</td><td>13-28</td></tr> <tr><td>G</td><td>1-12</td></tr> </table>	A	82-91	B	69-81	C	55-68	D	40-54	E	29-39	F	13-28	G	1-12	87	88
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.