



Thorney Court, Uxbridge Middlesex UB8 3EY

£1,250

EPC Current Band: B

An exceptionally well presented one bed second-floor flat comprising an open plan modern living/kitchen with integrated appliances, double bedroom, ensuite three-piece shower suite and three-piece bath suite.

Further benefits include underfloor heating, double glazed windows, security entry phone system, one allocated parking space and balcony.

This bright and airy home would ideally be suited to a single adult or couple.

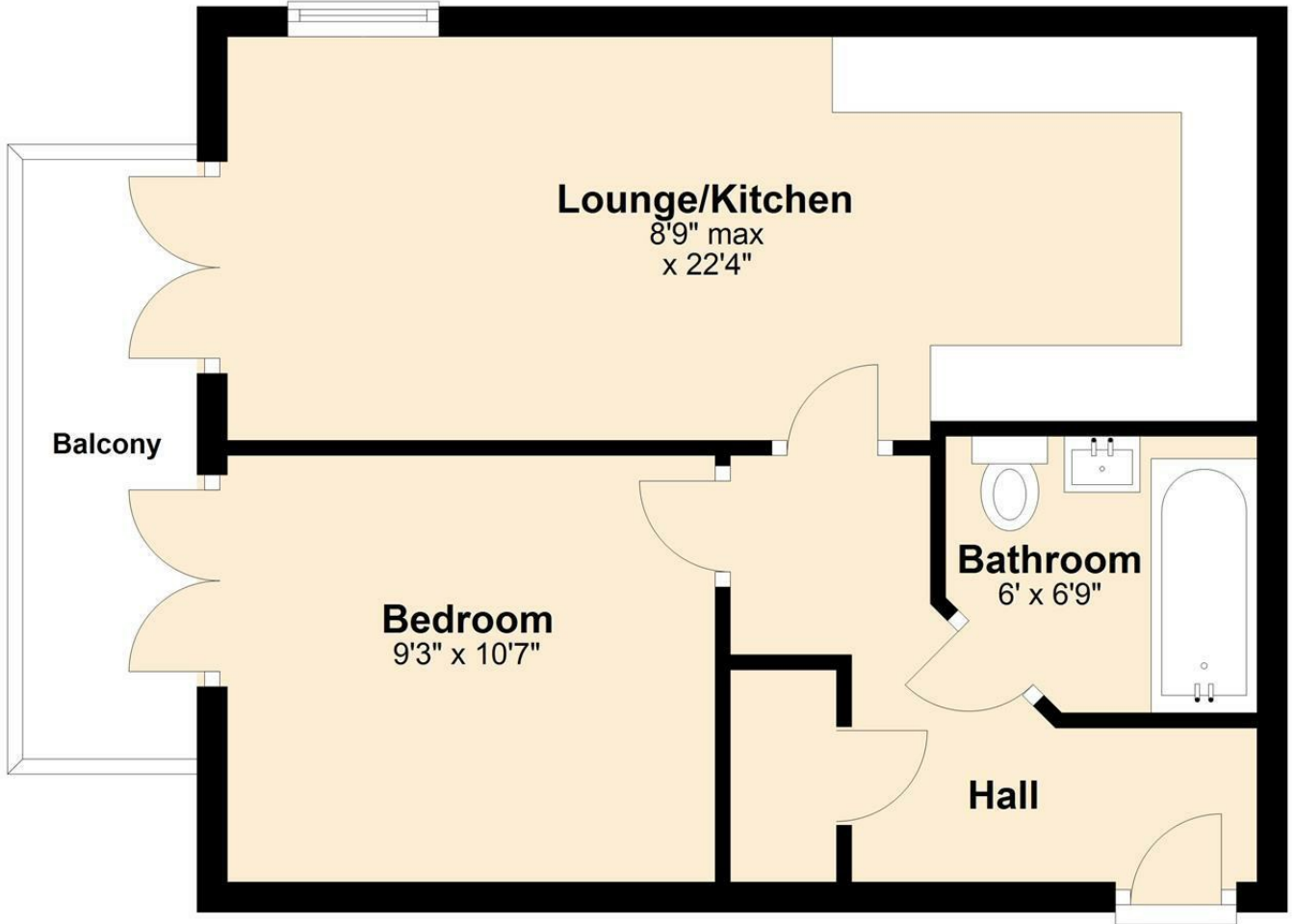
COUNCIL TAX: Band C

HOLDING RETAINER (equivalent to one weeks rental) £280

- BUS ROUTES
- D/GLAZED
- FITTED KITCHEN
- ENTRYPHONE
- LAM FLOORING
- STATION



Second Floor



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		81	82
	EU Directive 2002/91/EC		

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		87	88
	EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.