

Est. 1947

tomkinsdavis

www.tomkinsdavis.co.uk



**Maple Road, Middlesex
UB4 9NQ**

£1,250

EPC Current Band: C

DEPOSIT ALTERNATIVE AVAILABLE

A well presented one-bed first-floor flat comprising; an extremely spacious semi open-plan living-kitchen with appliances, sizeable double bedroom, modern bath suite, generous storage room and private balcony. Further benefits include; double glazed windows & doors, gas central heating and unrestricted street parking.

The property is situated off Yeading Lane benefitting from local bus routes linking to Northolt Underground Station, Hayes & Harlington Railway Station & Heathrow Airport and in our considered opinion would be ideally suited to a single adult or couple.

COUNCIL TAX: Band B

HOLDING RETAINER (equivalent to one weeks' rental) £280



First 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	76	79
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		
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.