



Fern Court, Uxbridge Road Hayes UB4 8RJ

£1,650 Per Month

EPC Current Band: B

DEPOSIT ALTERNATIVE AVAILABLE

An exceptionally well-presented two-bedroom, second-floor apartment, finished to a high standard throughout and located on the sought-after Kingswood Place, Uxbridge Road.

The property boasts a spacious open-plan living area, complemented by a stylish fitted kitchen with integrated appliances. There are two generously sized double bedrooms, including built-in wardrobes, alongside a luxury family bathroom and an en-suite shower room. Both are finished to an exceptional standard, featuring sleek design, premium tiling, and contemporary fixtures.

Residents can enjoy beautifully landscaped communal gardens, as well as the added benefit of one allocated parking space.

The property is conveniently situated close to Hayes & Harlington Railway Station, offering excellent transport links providing easy access to Heathrow Airport, Uxbridge, and Central London.

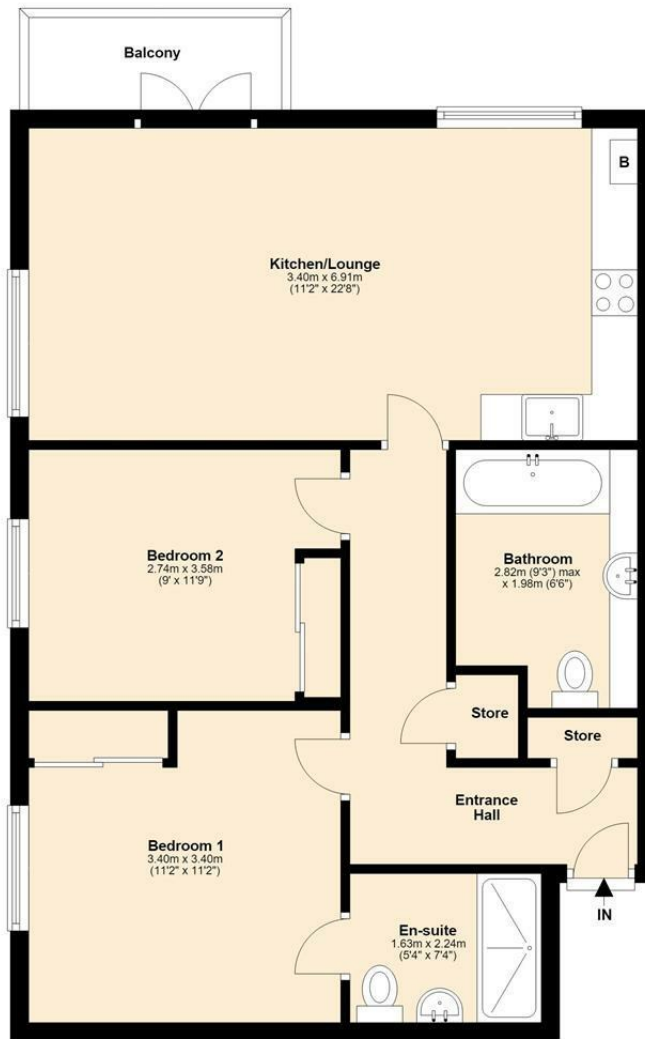
Council Tax Band: D

HOLDING RETAINER (equivalent to one week's rent) 380

- North Hayes
- Flat
- Unfurnished Property
- Children Welcome
- Sorry, No Smokers
- Sorry, No Pets Allowed
- No Garden
- Sorry, No DSS
- Allocated Parking Available
- 2 Bedrooms



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 | | 84 | 84 |
| 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.