



## EATON COURT, WELBECK AVENUE MIDDLESEX, UB4 9FB

£1,650 PER CALENDAR

Brian Cox & Co are very pleased to bring to the market this ground-floor two-bedroom apartment, located in the Hayes area.

The property is well presented throughout and comprises two excellent-sized bedrooms, a spacious lounge, and a fitted open-plan kitchen with integrated appliances.

Other benefits include double-glazed windows, gated parking, and a small private patio area. The property is well located close to local shops, schools, and excellent transport links.

This property is offered unfurnished and is available immediately.

PLEASE NOTE: Due to Hillingdon Council licensing restrictions, the landlord can legally only accept a maximum of 4 people, including children, from one family unit.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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