



- ONE Bedroom Apartment
- Popular Modern Development
- Audio/Video Entry Phone System
- Good Transport Links (Tube & Bus)
- Furnished
- Uxbridge Town Centre Location
- Double Glazing
- Lift Access
- Close To A40/M40/M25 Motorway Links
- Available Immediately

This modern ONE-bedroom apartment situated in the heart of Uxbridge Town Centre. Armstrong House is a popular secure building on Uxbridge High Street with the accommodation briefly comprising; an entrance hall, modern fitted kitchen with integrated white goods, lounge/diner, double bedroom and bathroom with overhead shower. Further benefits include; an entry phone system, lift access and electric heating.

Excellent amenities with Uxbridge tube station (Metropolitan and Piccadilly lines) only a stone's throw away and nearby shopping facilities including both the Chimes and Pavilions shopping centres with a large selection of bars and restaurants.

Available immediately furnished.

Price - rent: £1,290 PCM

Deposit: £1,488.46 (5 weeks rent)

Holding deposit: 1 week's rent £297.69 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: C

Internet Speed: Download - (up to) 1,000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

EE - Good outdoor and in-home

Three - Good outdoor and in-home

O2 - Good outdoor and in-home

Vodafone - Good outdoor and in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>

An EWS1 certificate has not been obtained on this building

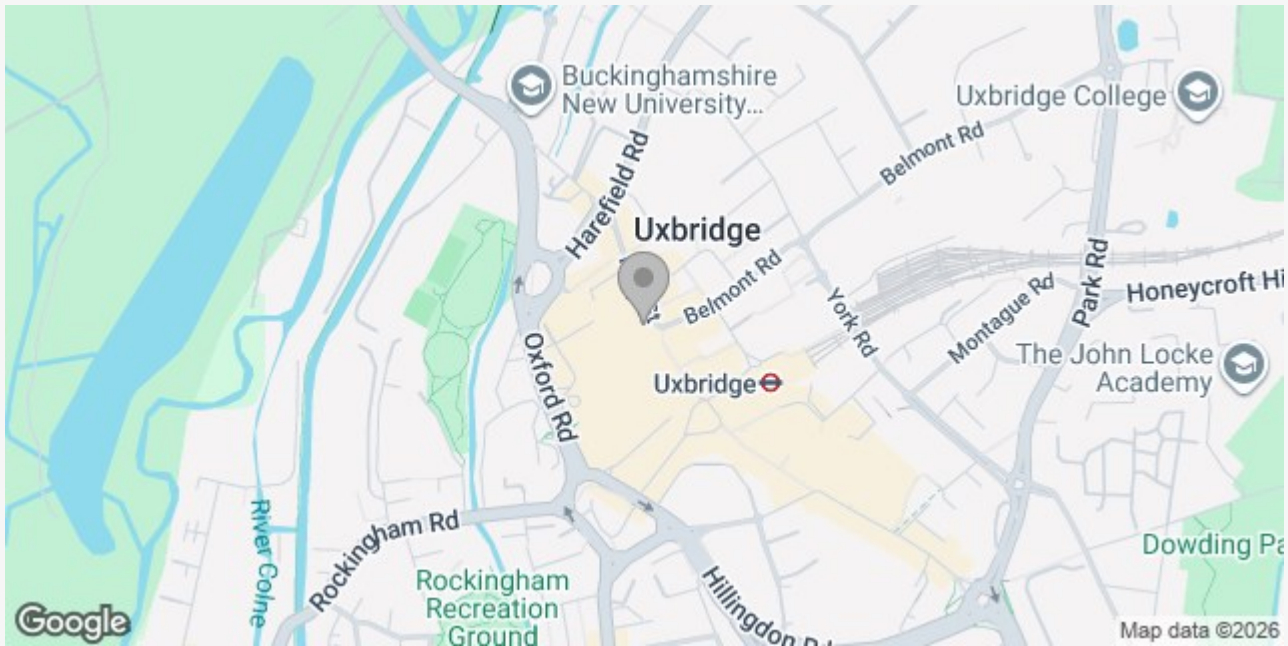




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.