



- TWO Bedroom TWO Bathroom Apartment
- Uxbridge Town Centre
- Modern Fitted Kitchen
- En-suite Shower Room
- Garden

- Ground Floor
- Spacious Lounge
- Gas Central Heating
- Entryphone System
- EPC Rating D

We are pleased to bring to the market this modern ground-floor two-bedroom, two-bathroom apartment. The property briefly comprises: an entrance hallway, a spacious lounge with French doors leading to the communal garden, a modern fitted kitchen, a double bedroom with an en-suite and fitted wardrobes, a second bedroom and a tiled shower room.

The further benefits include: off-street parking, gas central heating, phone entry system and communal gardens. A garage is NOT included in the tenancy, but one is available to rent for an additional £75 PCM.

The property is located within walking distance of Uxbridge Town Centre which offers a wide variety of restaurants, coffee shops, supermarkets and has access to two shopping centres. The nearby Uxbridge train station offers access to the Metropolitan/Piccadilly lines and the A40/M40 are within a short drive.

Available immediately unfurnished/part furnished.

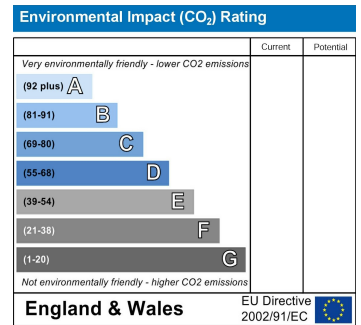
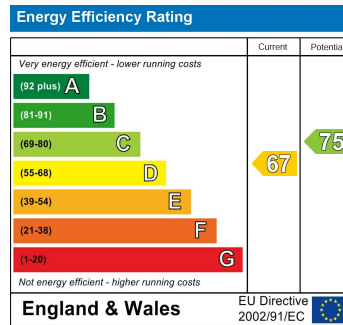
Price - rent: £1,595 PCM
 Deposit: £1,840.38 (5 weeks' rent)
 Holding deposit: 1 week's rent £368.07
 Length of tenancy: Minimum 12 months
 Local authority: Hillingdon
 Council tax band: E

Internet Speed: Download - (up to) 1800 Mbps Upload - (up to) 220 Mbps

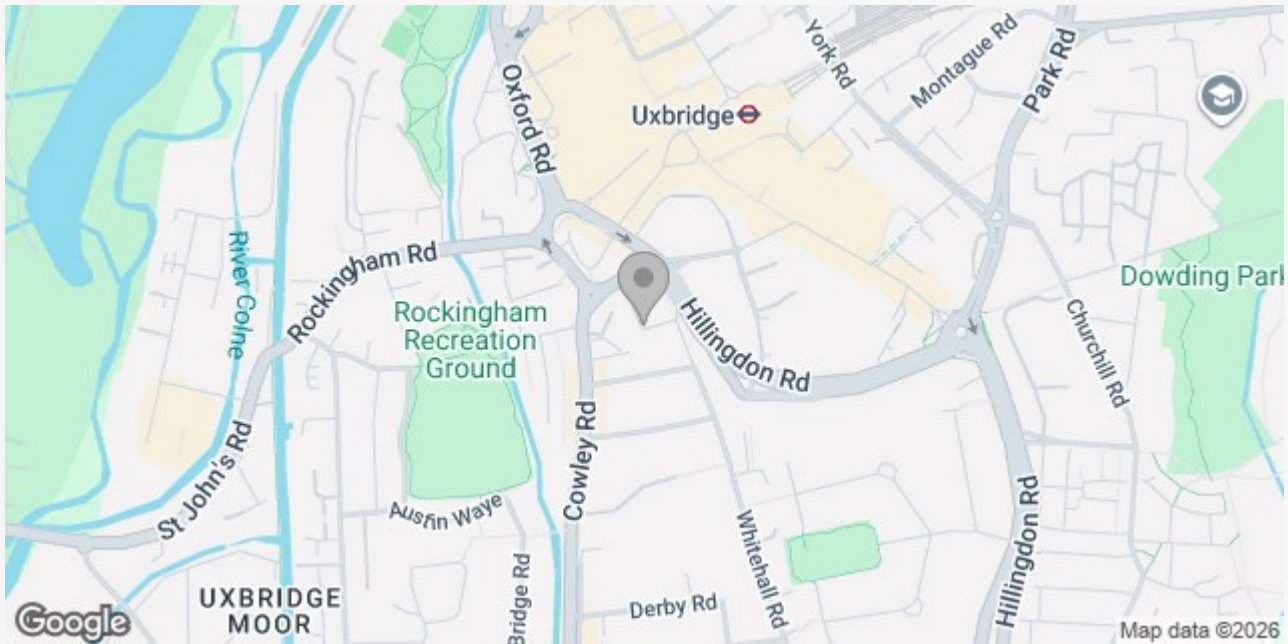
Mobile Coverage:

EE - Good outdoor and in-home
 O2 - Good outdoor and in-home
 Three - Good outdoor, variable 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/>



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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