



- ONE Bedroom
- Large Lounge
- Gas Central Heating
- Tiled Bathroom with Shower
- Rear Garden

- Ground Floor
- Available April 2026
- Modern Kitchen
- Off Street Parking
- EPC Rating D

A well-presented one-bedroom ground-floor flat set close to Uxbridge town centre in a gated development.

The property briefly comprises: own private entrance into a large spacious lounge with brick-built fireplace and high ceilings, doors leading to a double bedroom, modern fitted kitchen with wall and base units, integrated dishwasher, with door leading to own private garden and a tiled bathroom with overhead shower. Benefits include: rear garden, double glazing, off-street parking, gas central heating and laminate flooring to lounge and kitchen.

Park Court is situated in the heart of Uxbridge Town Centre, which offers a wide variety of restaurants, coffee shops, supermarkets and has two large shopping centres. The nearby Uxbridge train station offers access to the Metropolitan/Piccadilly lines and the A40/M40 are within a short drive.. Other local amenities include Hillingdon Leisure Centre and Uxbridge Common also within a short walk.

Available April 2026 unfurnished

Rent: £1,400 PCM

Deposit: £1,615.38 (5 weeks' rent)

Holding deposit: 1 week's rent £323.07 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: C

Internet Speed: Download - (up to) 1000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

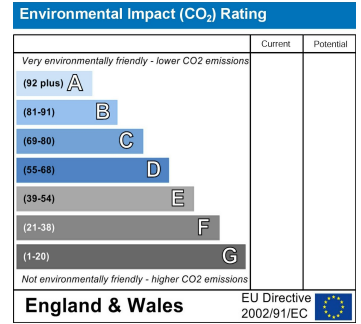
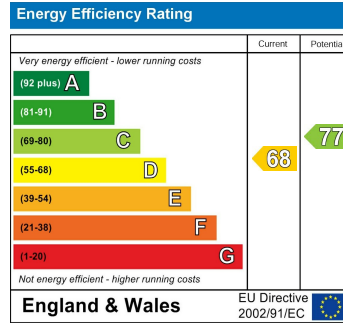
O2 - Good outdoor and in-home

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/>





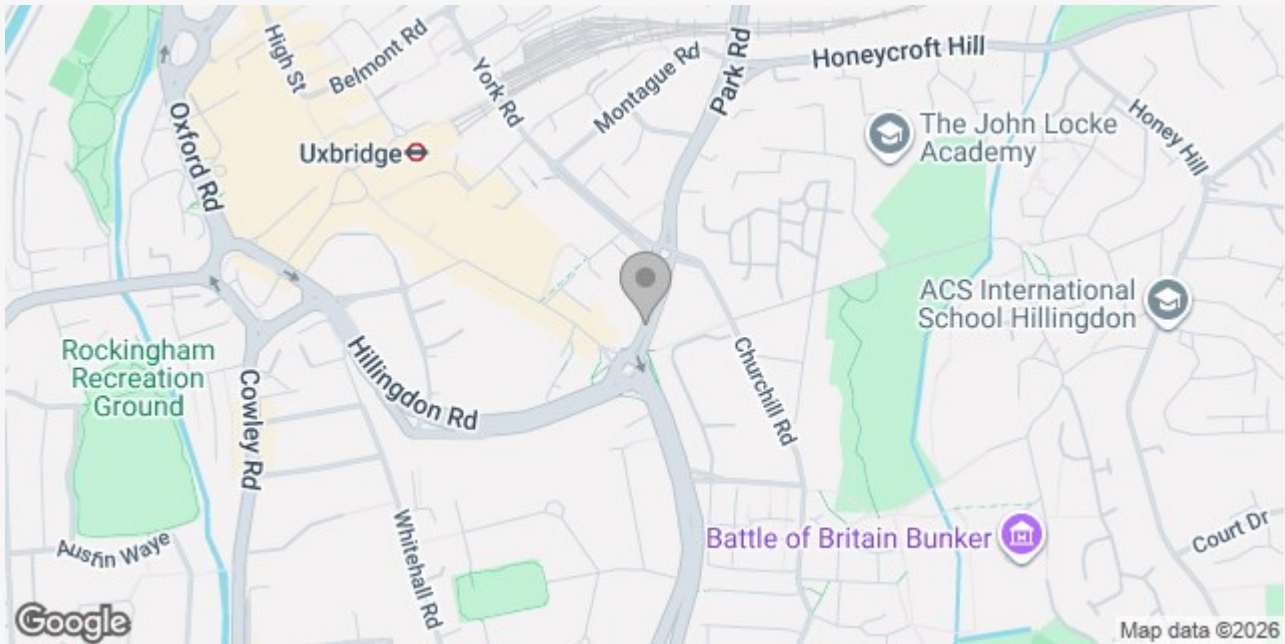


**TOTAL APPROX. FLOOR AREA 493 SQ.FT. (45.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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