



- Two Bedroom One Bathroom Apartment
- Uxbridge Town Centre
- Modern Fitted Kitchen
- Double Glazing
- Available Immediately

- Top Floor
- Spacious Lounge
- Allocated Parking
- Walking Distance to Uxbridge Town Centre
- EPC Rating C

We are pleased to present this two-bedroom one-bathroom apartment located within walking distance of Uxbridge Town Centre and scenic walks along the Canal footpath.

This well-presented property comprises an entrance hallway with storage cupboards, two double bedrooms with fitted wardrobes in the master bedroom, a large lounge with an open-plan kitchen complete with white goods including a dishwasher and a fully tiled family bathroom.

The apartment is also set close within a short walk of Uxbridge Tube Station and within close proximity of M40/M25 motorway junctions. Also benefiting from electric heating, double glazing and allocated off-street parking.

Available immediately, unfurnished.

Rent: £1,400 PCM

Deposit: £1,615.38 (5 weeks' rent)

Holding deposit: 1 week's rent £323.08 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon Council

Council tax band: C

Internet Speed: Download - (up to) 1,800 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/>





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	

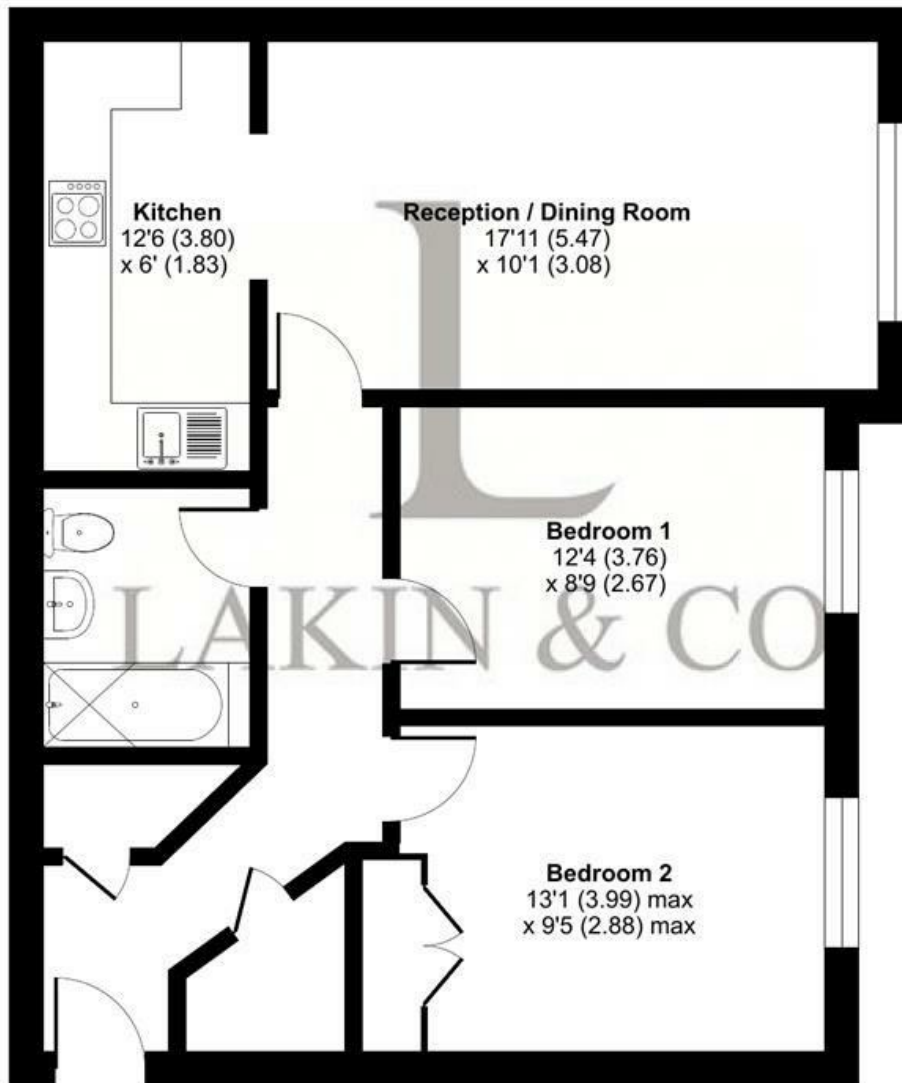
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Millennium Close, Uxbridge, UB8**

Approximate Area = 680 sq ft / 63.1 sq m

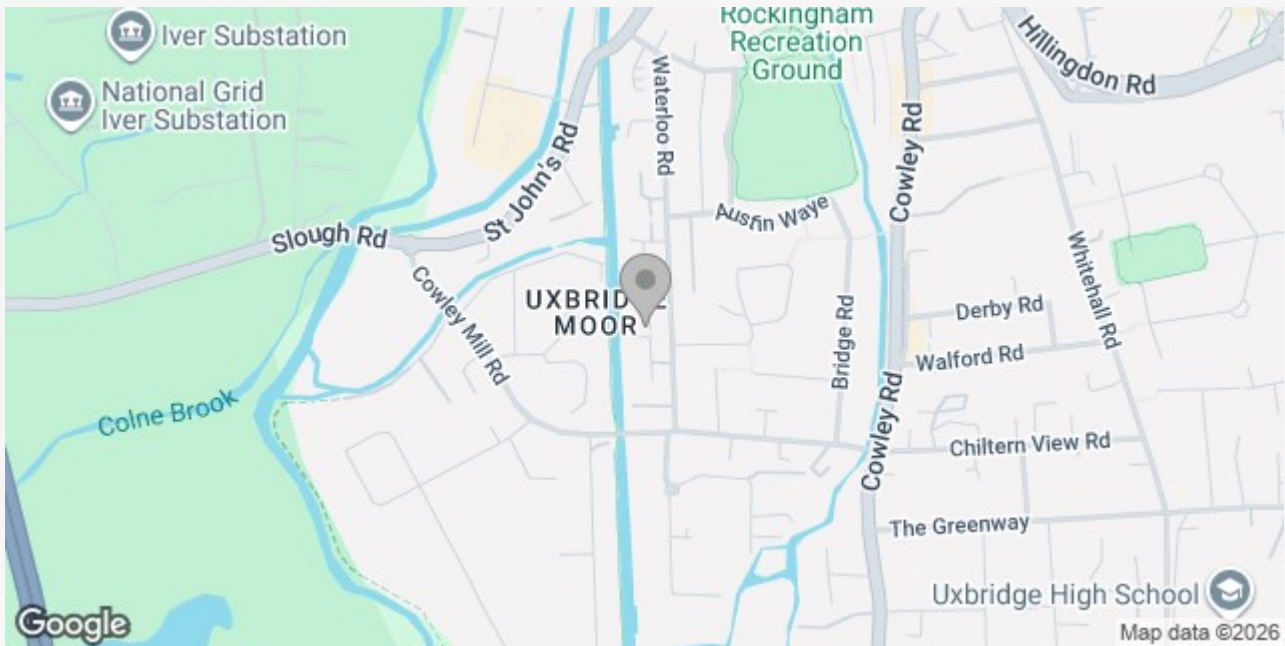
For identification only - Not to scale



**SECOND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lakin & Co. REF:1457793

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.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

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Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

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.