



- TWO Bedroom Apartment
- Ensuite
- Close To Transport Links
- Double Glazing
- Communal Gardens

- First Floor
- Modern Development
- Gas Central Heating
- Allocated Parking Space
- EPC Rating B

Set within a modern development near Hillingdon hospital, this two-bedroom first-floor apartment briefly comprises: an entrance hall, a spacious lounge, a fitted kitchen with appliances, two double bedrooms with fitted wardrobes, a main bathroom and an ensuite shower room to the main bedroom.

Further benefits include: gas central heating, double glazing, an allocated parking space and well-kept communal grounds.

Arklay Close is situated just a short distance away from Hillingdon Hospital. The M25/M40 and A40, with their direct links to London and the home counties, are just a short drive away. Brunel University, Stockley Business Park, and Heathrow Airport are also within close proximity.

Rent: £1,650 PCM

Deposit: £1,903.85 (5 weeks' rent)

Holding deposit: 1 week's rent £380.77 (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

O2 - Good outdoor

Three - 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/>



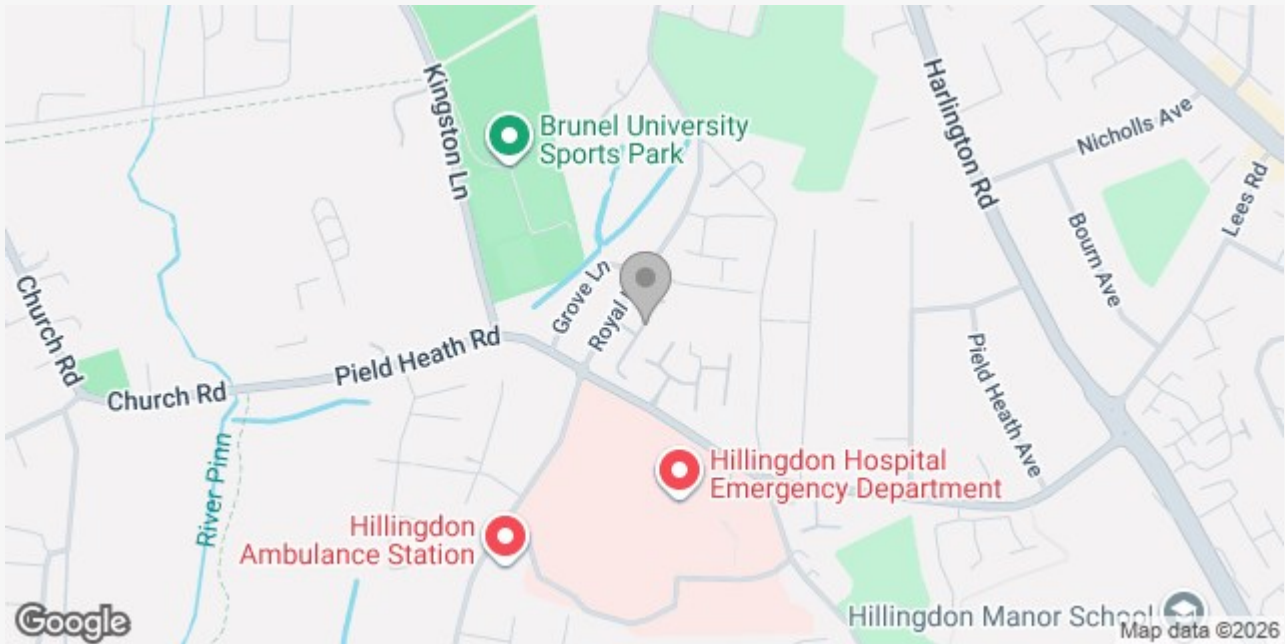


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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                             | 82      | 82        |
| 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                                         |         |           |



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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