



- ONE Bedroom Apartment
- Open Plan Kitchen
- Excellent Transport Links
- Entrphone System
- Available From Mid July 2022

- Uxbridge Town Centre
- Balcony
- Lift Access
- Furnished
- EPC Rating B

Lakin & Co are very pleased to offer this modern ONE bedroom apartment situated in the heart of Uxbridge Town Centre. Tower House is a popular secure building on Uxbridge High Street with the accommodation briefly comprising; entrance hall, modern fitted kitchen with integrated white goods, lounge/diner, double bedroom and bathroom with overhead shower. Further benefits include; entry phone system, own balcony, lift access and electric heating.

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

Available from mid July 2022 furnished.

Price - rent: £1,225 pcm

Deposit: £1,413.46 (5 weeks rent)

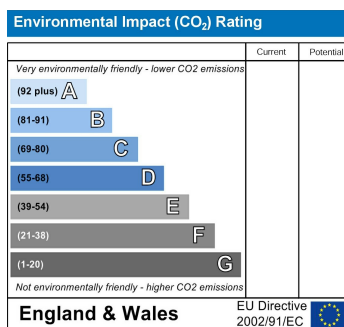
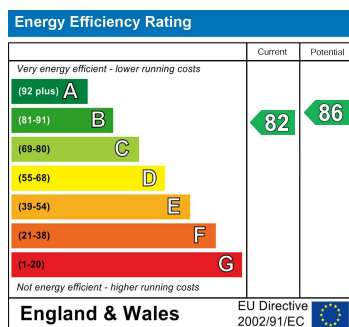
Length of tenancy: Minimum 6 months

Local authority: Hillingdon

Council tax band: C

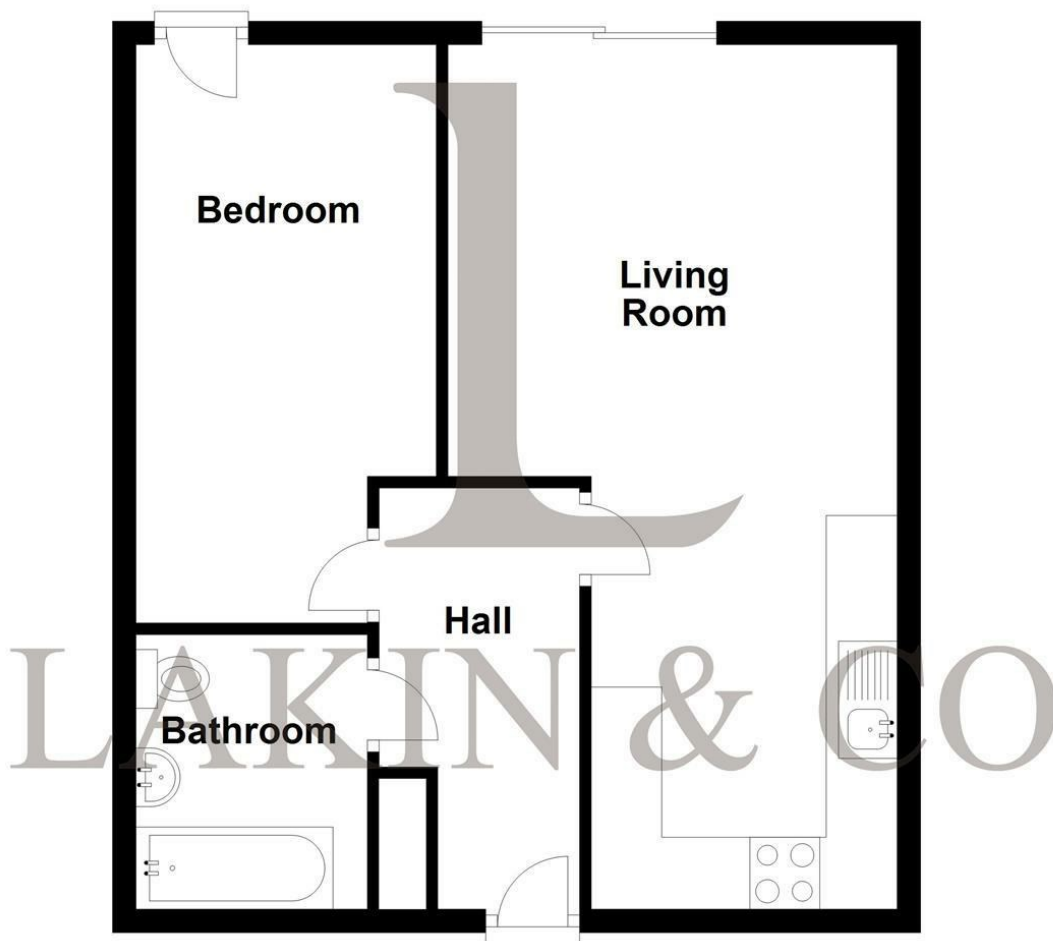
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract\*

\*An EWS1 certificate has not been obtained on this building\*



### Ground Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



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

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

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.