



- ONE Bedroom Apartment
- Neutral Decor
- Walking Distance To Uxbridge Town Centre
- Part Furnished
- EPC Rating D
- Ground Floor
- Gas Central Heating
- Good Links To A40/M40 Motorways
- Available From 8th Sep 2022

Lakin & Co are pleased to offer this ground floor ONE BEDROOM apartment located a very short distance of Uxbridge Town Centre and Bus/Tube Station (Metropolitan & Piccadilly Lines). Neutrally decorated throughout, this apartment is suitable for those who require access to great transport and motorway links with the A40/M40/M25/M4 junctions only a short drive away.

The property comprises; a large double bedroom, spacious and bright lounge, separate kitchen with white goods and bathroom. Further benefits include; gas central heating, double glazing, entry phone system and off street parking.

Ideally situated for Heathrow Airport, Stockley Business Park, Hillingdon Hospital and the large multinational companies based in the town centre.

Available from 8th September 2022 unfurnished.

Price - rent: £1,100 pcm

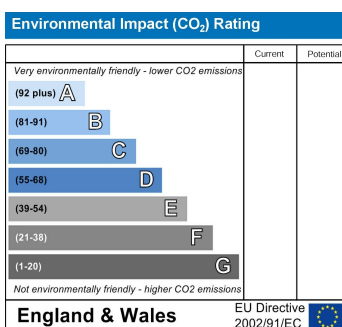
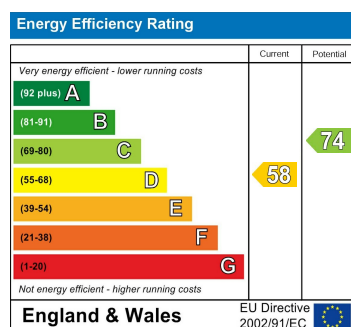
Deposit: £1,296.23 (5 weeks rent)

Length of tenancy: Minimum 12 months with 6 month mutual break clause

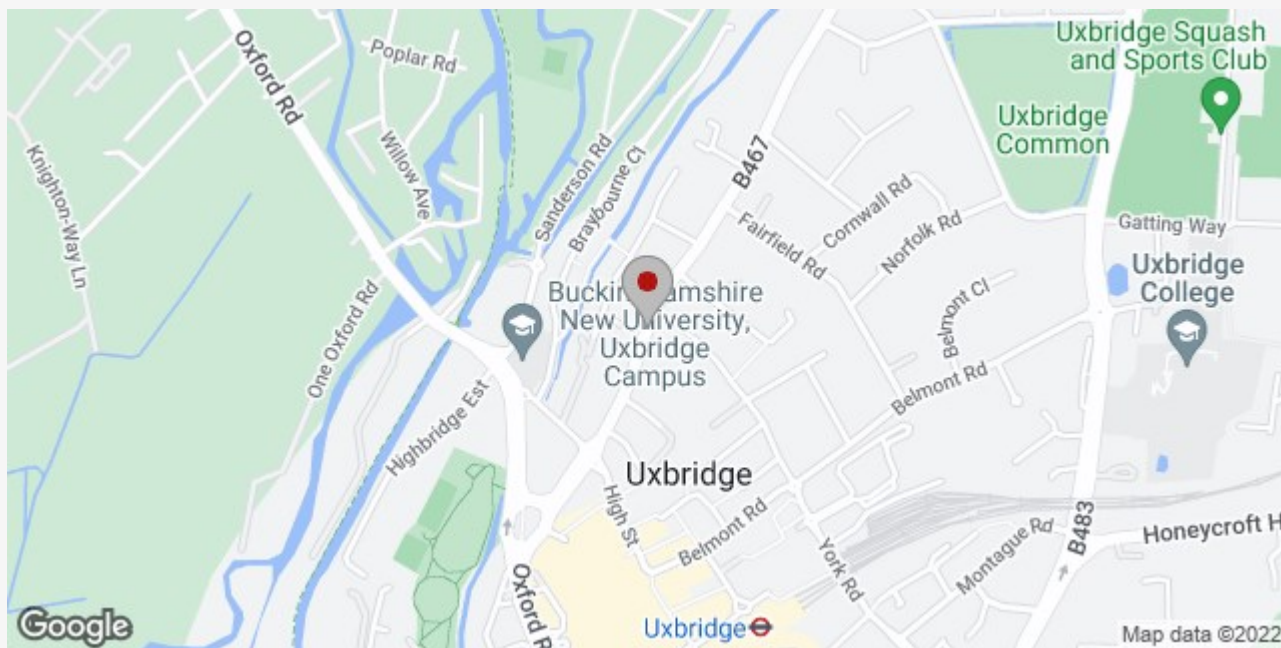
Local authority: Hillingdon

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\*



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.