



- TWO Bedrooms
- Ground Floor Flat
- Fitted Kitchen
- Double Glazing
- Unfurnished
- Allocated Parking
- Communal Gardens
- Large Lounge
- Available Early April 2022
- EPC Rating D

Lakin & Co are pleased to offer to the market this TWO bedroom ground floor flat with wooden flooring throughout. Well presented and spacious benefiting from; a large lounge, fitted kitchen with white goods and modern bathroom with shower.

The property also benefits from having the use of a large well maintained communal garden to the rear of the property. Allocated parking and visitor parking spaces are also provided.

Conveniently located for access to Heathrow Airport, Uxbridge and Hayes town centres with frequent transport links and easy access to A40/M4 junctions.

Available Early April 2023, unfurnished

Price - Rent: £1,250 PCM

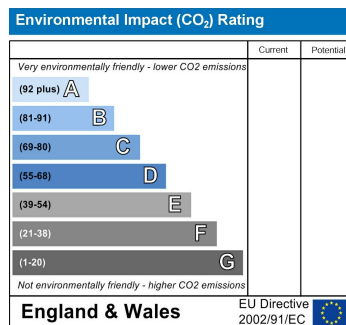
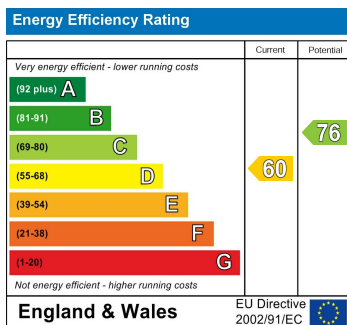
Deposit: £1,442.30 (5 weeks rent)

Length of tenancy: Minimum 12 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.



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.