



- TWO Bedroom Apartment
- TWO Bathrooms
- Modern Fitted Kitchen
- Double Glazing
- Available From Mid September Unfurnished
- Ground Floor
- Gated Development
- Gas Central Heating
- Short Distance of Uxbridge Town Centre
- EPC Rating B

A modern TWO bedroom ground floor apartment located just minutes from Hillingdon Hospital, Brunel University and also within a short bus journey of Uxbridge Town Centre and Stockley Business Park.

This well maintained ground floor apartment is set within a gated development and set over approximately 609 sq ft. It features a welcoming entrance hall, two double bedrooms with built in cupboards and en-suite shower room off the master bedroom, a modern fitted kitchen area, an open plan living-dining room and a modern family bathroom. The property also benefits from an allocated parking space. Further benefits include; neutral décor, gas central heating and double glazing.

Crispin Way is ideally located within easy reach of Brunel University, Hillingdon Hospital, Heathrow Airport and Uxbridge Town Centre with its vast array of shops, restaurants and bars, Uxbridge Underground Station with both the Metropolitan and Piccadilly lines, the A40, M25 and M4 junctions are a short drive away.

Available to rent from 14th September 2022 unfurnished.

Price - rent: £1,350 pcm

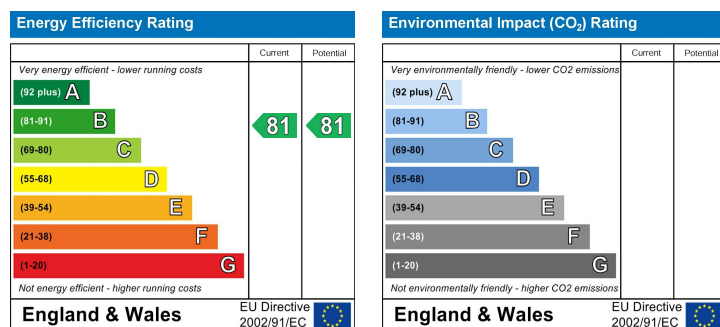
Deposit: £1,557.69 (5 weeks rent)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: C

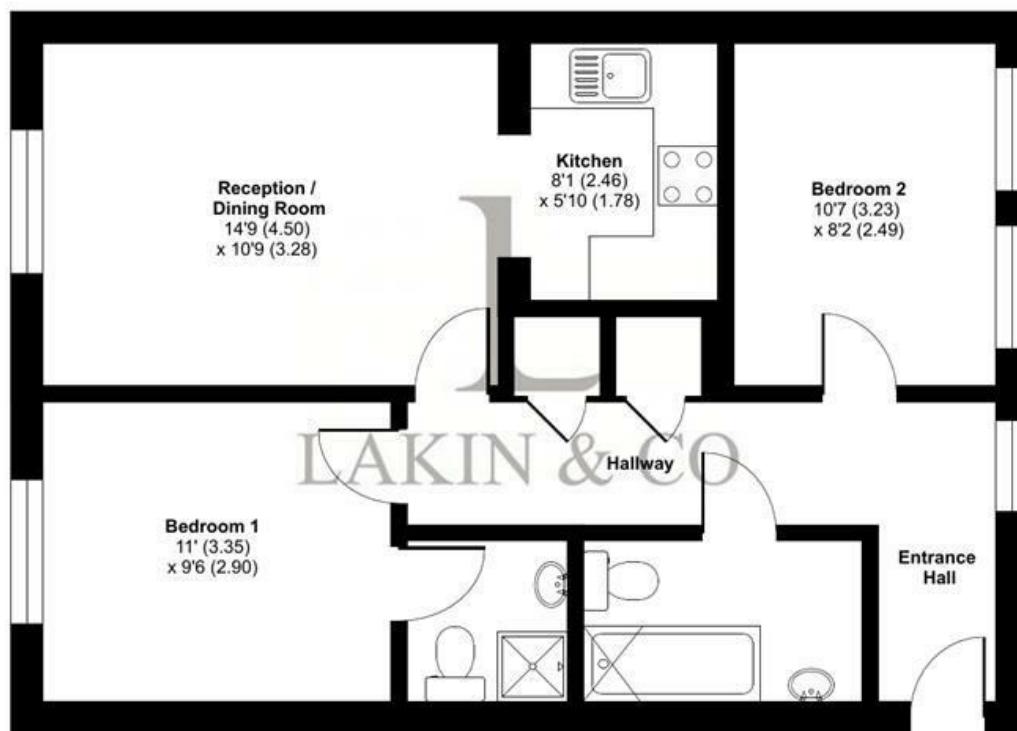
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract.



## Crispin Way, Uxbridge, UB8

Approximate Area = 609 sq ft / 56.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Lakin & Co. REF: 808155

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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