



- TWO Bedroom Maisonette
- Private Rear Garden
- Excent Road & Rail Links
- Gas Central Heating
- Available Immediatley

- Ground Floor
- Close To Ruislip Station
- Double Glazing
- Unfurnished
- EPC rating D

A well-presented TWO-bedroom ground floor maisonette within a short walk of Ruislip High Street, tube stations and local schools.

The property briefly comprises; two bedrooms, a good-sized double bedroom with fitted wardrobes, a second single bedroom, a lounge, a modern fitted modern kitchen and tiled modern bathroom with an overhead shower.

Further benefits include; newly decorated, brand new fitted carpets, a private rear garden, neutral decor throughout, gas central heating, side gates with dropped kerb and residential parking.

Available immediately unfurnished.

Price - Rent: £1450.00 PCM

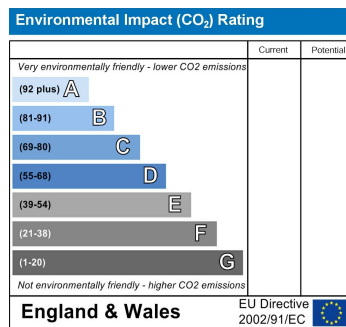
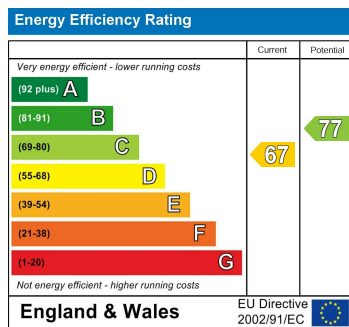
Deposit: £1673.07 (5 weeks rent)

Holding deposit: 1 week's rent £334.62 which will be used towards the remaining move-in money due

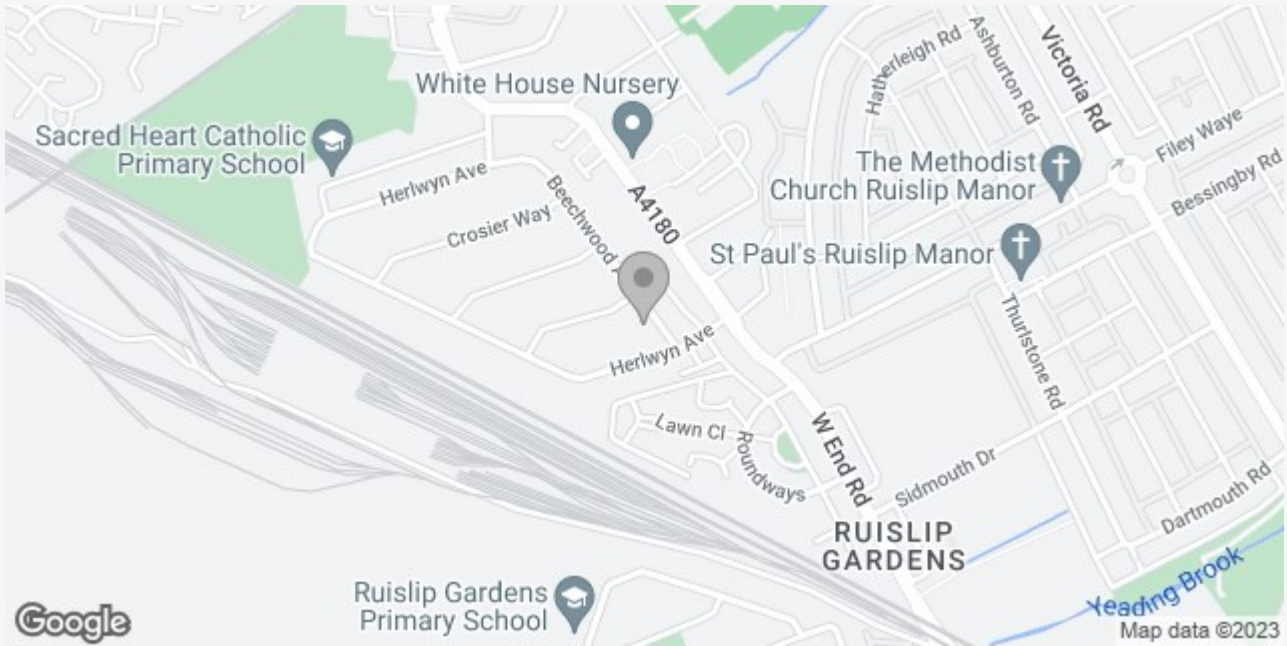
Length of tenancy: Minimum 12 months

Local authority: Hillingdon

Council tax band: C



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.