



- TWO Bedroom Apartment
- Full Refurbished
- Newly Fitted Kitchen
- Entryphone System
- Available Immediately

- Ground Floor
- Bathroom With Shower
- Allocated Parking Space
- Electric Heating
- EPC Rating C

Available to rent this fully refurbished TWO bedroom ground floor apartment with an all allocated parking space and is just a short walk from the town center, providing a variety of shops, amenities, and a mainline railway station with direct trains to London.

The property comprises; entrance hallway with two storage cupboards, a lounge with a separate dining area, and a fitted kitchen equipped with an electric hob, oven, fridge/freezer and space for a washing machine. Both bedrooms feature a built in wardrobe and the new bathroom has a bath with a shower overhead.

Additional benefits include; communal gardens, electric heating, double glazing, freshly painted with neutral decor, entryphone system and one off street allocated parking space.

Available immediately, unfurnished.

Price - rent: £1,200 pcm  
 Deposit: £1,384.61 (5 weeks rent)  
 Holding deposit: 1 week's rent of £276.92 (which will be used towards the remaining move-in money due)  
 Length of tenancy: Minimum 12 months  
 Local authority: Aylesbury Vale  
 Council tax band: C

Internet Speed: Ultrafast Download - (up to) 1000 Mbps  
 Upload - (up to) 910 Mbps

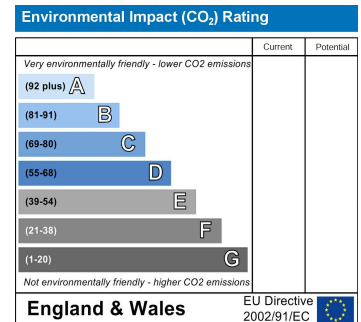
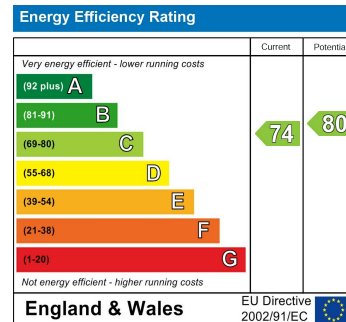
Mobile Coverage (Indoor):

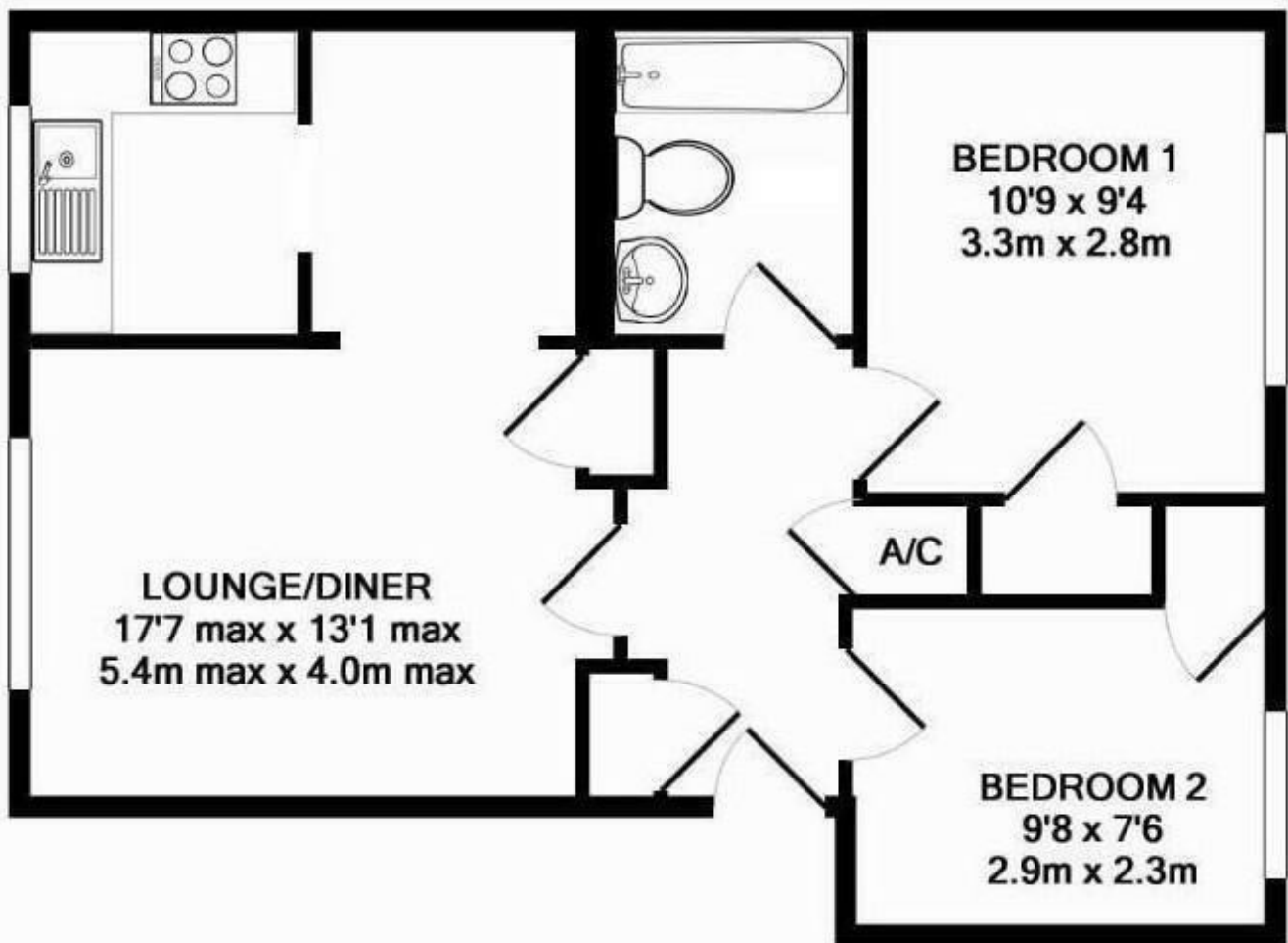
Voice  
 EE - Likely  
 Three - Likely  
 O2 - Likely  
 Vodafone - Likely

Data  
 EE - Likely  
 Three - Limited  
 O2 - Likely  
 Vodafone - Likely

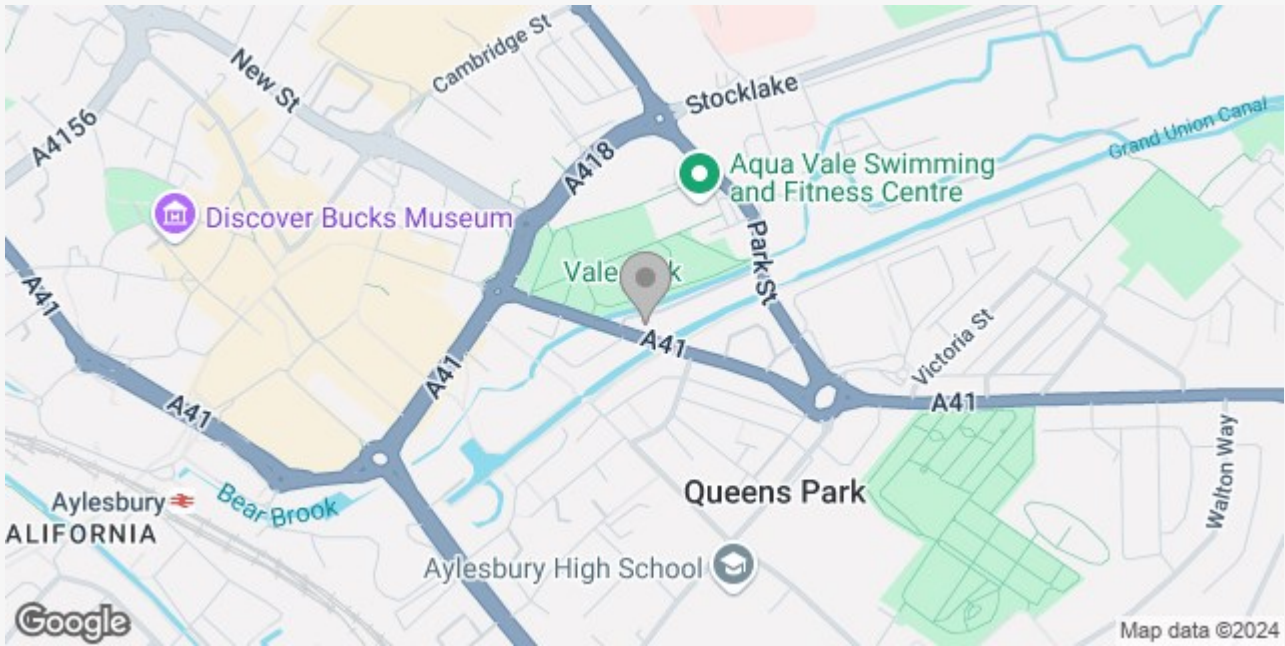
\*Please note all dimensions and descriptions are to be used

as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk/>





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.