



- ONE Bedroom Apartment
- Gated Development
- Close To Uxbridge Town Centre
- Double Glazing
- Communal Gardens
- Ground Floor
- Own Entrance
- Allocated Parking Space
- Electric Heating
- EPC Rating D

We are delighted to offer a ONE-bedroom apartment located in the popular Denham Lodge. This spacious property is set within beautifully landscaped communal waterside gardens with far-reaching, picturesque views. The property is conveniently located within a short walk of Uxbridge Town Centre, offering great access into London via the Metropolitan/Piccadilly Lines.

Situated on the ground floor, the accommodation briefly comprises: a large lounge, an open-plan modern fitted kitchen complete with white goods, a double bedroom with fitted wardrobes, and a large family bathroom. Further benefits include allocated parking and an entry phone system.

Located on Oxford Road within a short walk of Uxbridge town centre, there is access to a wide range of amenities and two large shopping centres. The A40/M40/M25 junctions are located approximately a two-minute drive away, providing swift access into Central London and the Home Counties. Hillingdon Leisure Centre and Uxbridge Common are within a short walk.

Available immediately, unfurnished with white goods.

Rent: £1,225 PCM

Deposit: £1,413.46 (5 weeks' rent)

Holding deposit: 1 week's rent £282.69 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: South Buckinghamshire Council

Council tax band: B

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Likely

O2 - Likely

Vodafone - Likely

Data

EE - Likely

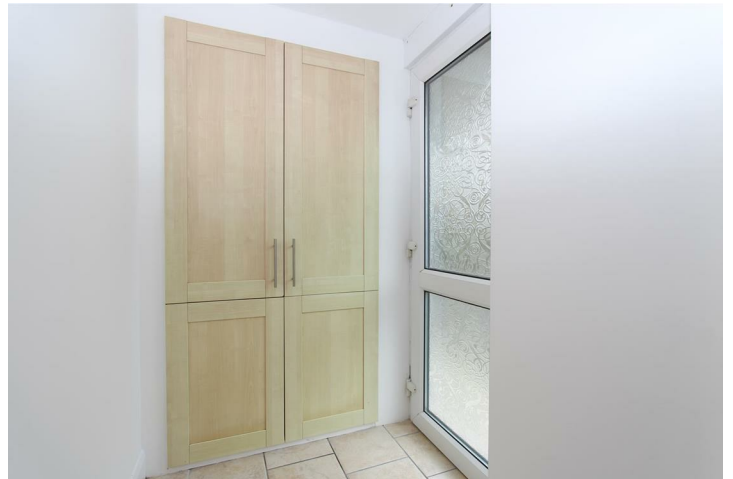
Three - Likely

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/>





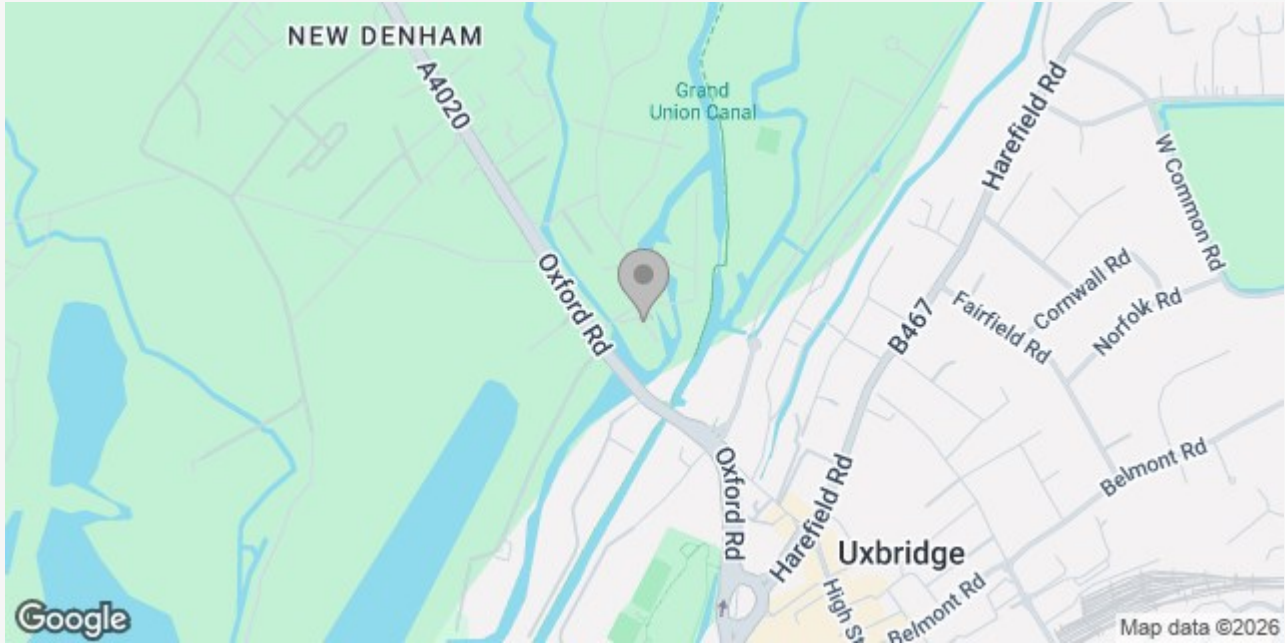


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.