



- ONE Bedroom Apartment
- Popular Modern Development
- Audio/Video Entry Phone System
- Excellent Local Amenities
- Available Immediately

- Uxbridge Town Centre Location
- Lift Access
- Furnished
- Close To A40/M40/M25 Motorway Links Transport Links (Tube & Bus)
- EPC Rating C

We are pleased to offer this modern one-bedroom apartment situated in the heart of Uxbridge Town Centre. Tower House is a popular secure building with the accommodation briefly comprising: entrance hall, modern fitted kitchen with integrated white goods, lounge/diner, large master bedroom and bathroom with overhead shower.

Excellent amenities with Uxbridge tube station (Metropolitan and Piccadilly lines) & bus station only a stone's throw away. Nearby shopping facilities include both The Chimes and the Pavilion shopping centres with a selection of bars and restaurants.

Available immediately, furnished

Rent: £1,290 PCM

Deposit: £1,488.46 (5 weeks' rent)

Holding deposit: 1 week's rent £297.69 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: Hillingdon Council

Council tax band: C

Internet Speed: Download - (up to) 1,000 Mbps Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

Voice

EE - Likely

Three - Likely

O2 - Likely

Vodafone - Likely

Data

EE - Likely

Three - Likely

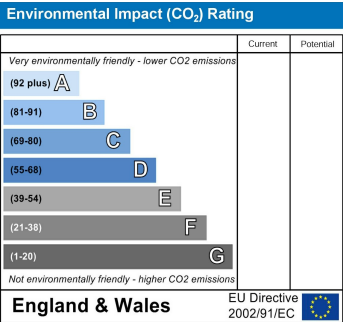
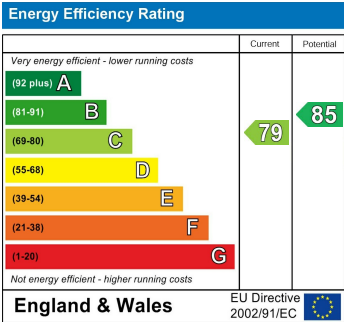
O2 - Likely

Vodafone - Likely

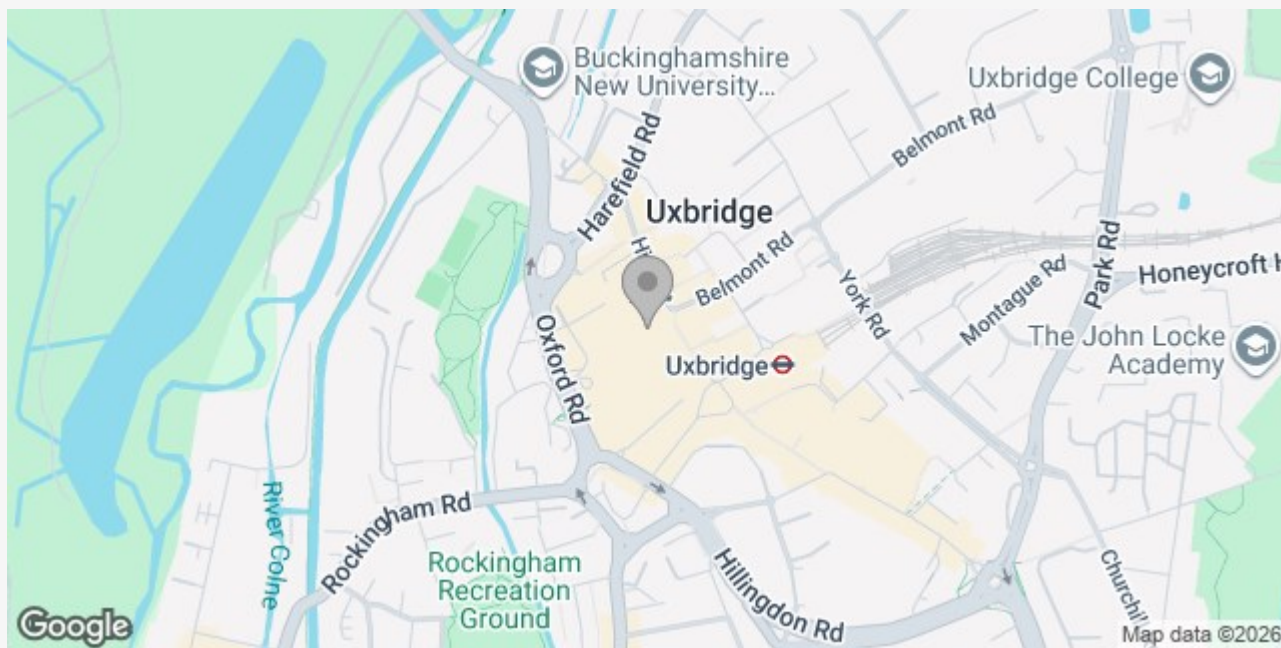
\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer

or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>





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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## 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.