

Est. 1947

tomkinsdavis

www.tomkinsdavis.co.uk



Uxbridge Road, Hayes Middlesex UB4 0RY

£1,600 PCM

EPC Current Band: C

DEPOSIT ALTERNATIVE AVAILABLE

A generously proportioned two-bed split-level flat situated on Uxbridge Road, Hayes, offering spacious accommodation arranged across two floors.

The property comprises; a modern fully fitted kitchen complete with appliances, generous lounge, two well-proportioned double bedrooms and three-piece family bath suite.

Further benefits include gas central heating and double glazing throughout.

Situated above commercial premises along Uxbridge Road, the property is ideally positioned for a wide range of local shops, amenities and regular bus services providing convenient connections towards Uxbridge, Hayes Town Centre and the surrounding areas. Hayes & Harlington Station is also within easy reach, offering direct Elizabeth Line services to Central London, Heathrow Airport and Reading.

Note: Access to the property is located to the rear via Coleridge Way.

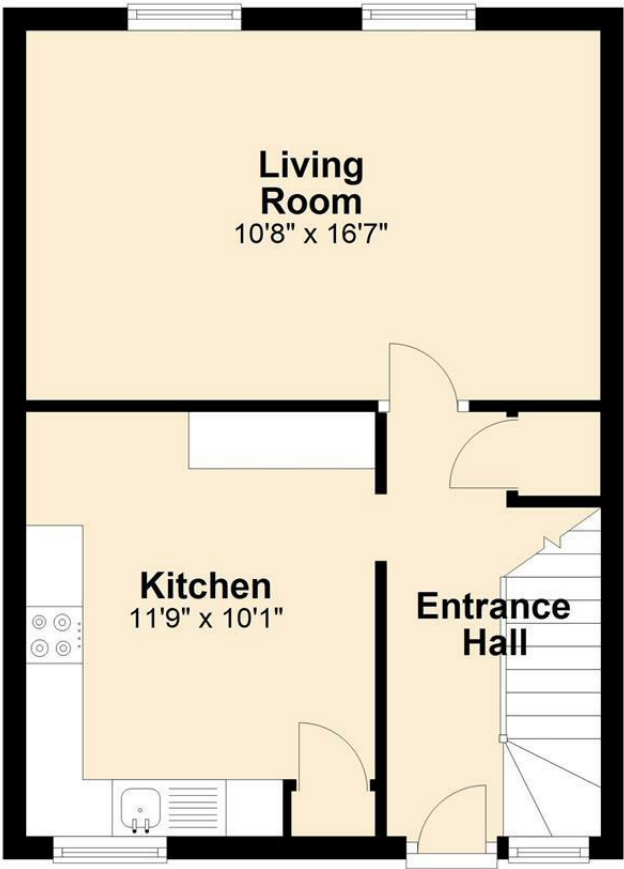
COUNCIL TAX: Band B

HOLDING RETAINER (equivalent to one week's rent): £270



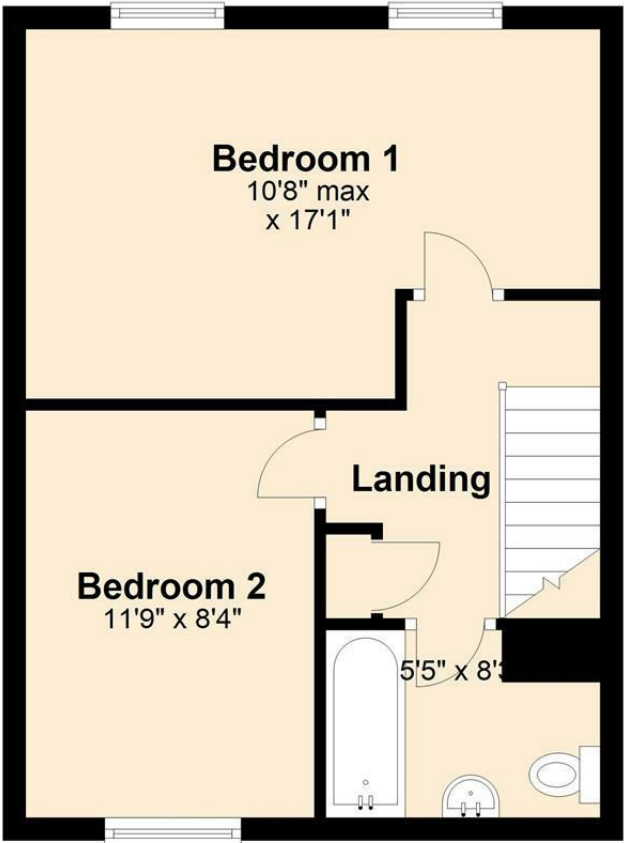
Ground Floor

Approx. 380.3 sq. feet

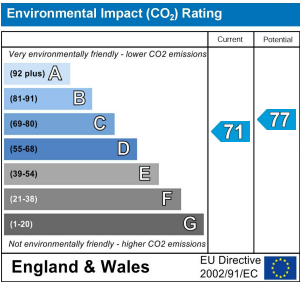
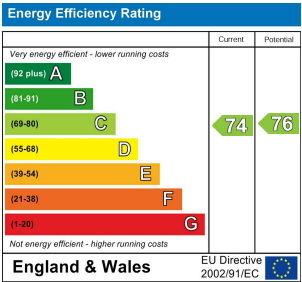


First Floor

Approx. 382.6 sq. feet



Total area: approx. 762.9 sq. feet



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.