



**Flat 4 Northfields court
Uxbridge, UB8 3BB
£1,590 PCM**

Available 8th May 2024

Deposit Required £1,830

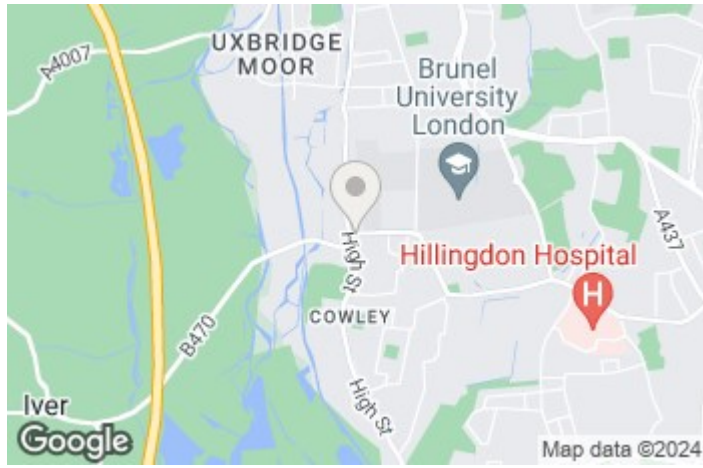
TWO/THREE BEDROOMS - Available from 08/05/2024

A modern TWO or THREE BEDROOM flat which contains three large bedrooms with fitted storage, a spacious bathroom and fully fitted kitchen (currently all rooms are being used as bedrooms, to make this a three bedroom flat but new occupants could use one bedroom as a reception room if required).

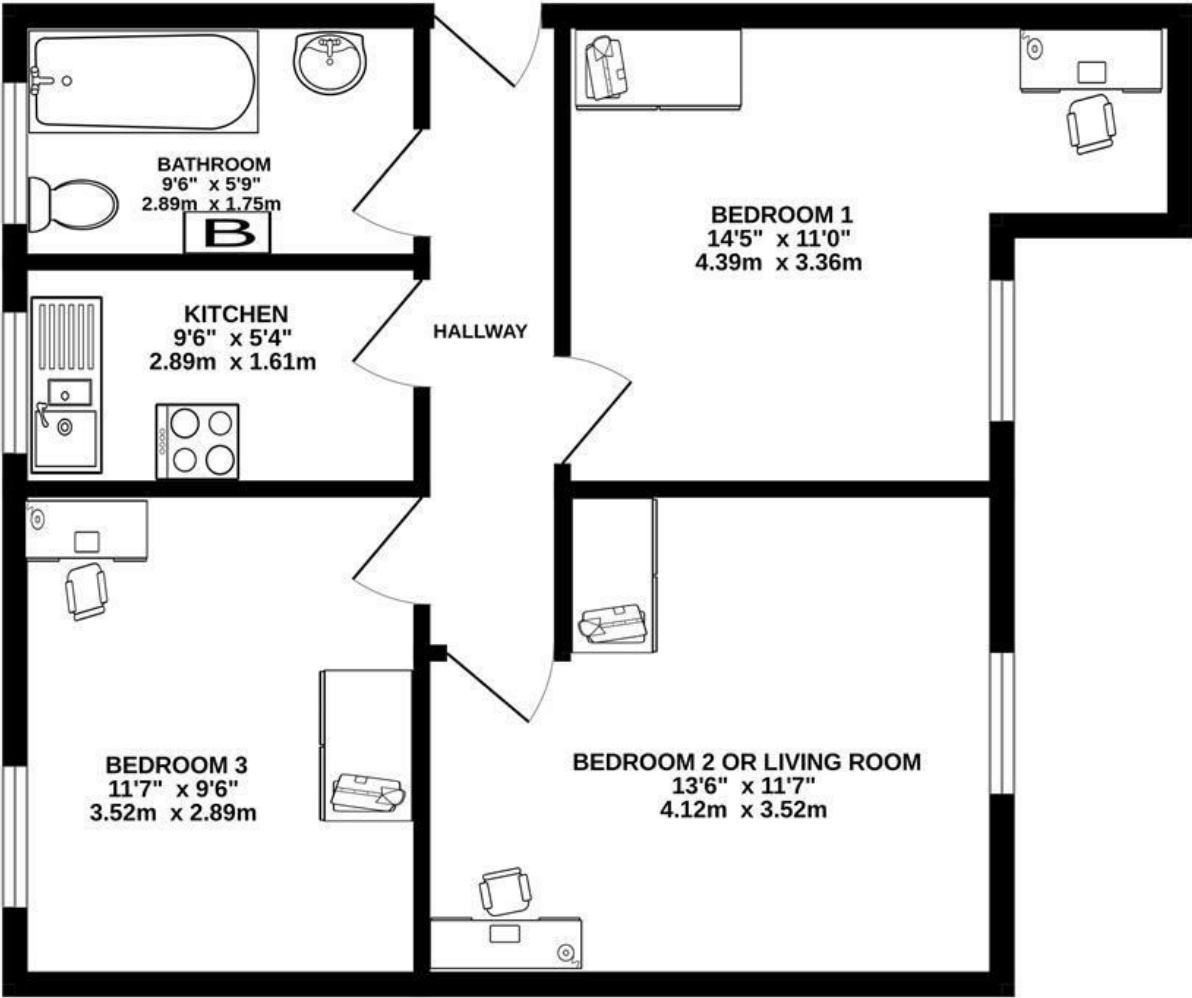
The flat has recently been redecorated to an excellent standard to include the communal hallways. The property also boasts easy accessibility to Uxbridge Town Centre and nearby Underground lines via local bus routes. The property is also close to Brunel University so would be ideal for students.

COUNCIL TAX BAND C
EPC C

Flat 4 Northfields court, Uxbridge, UB8 3BB



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
England & Wales		78	78
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		80	80
EU Directive 2002/91/EC			