



**124 Newcourt  
Middlesex, UB8 2LP  
£1,100 PCM**

**Deposit required £1,250**

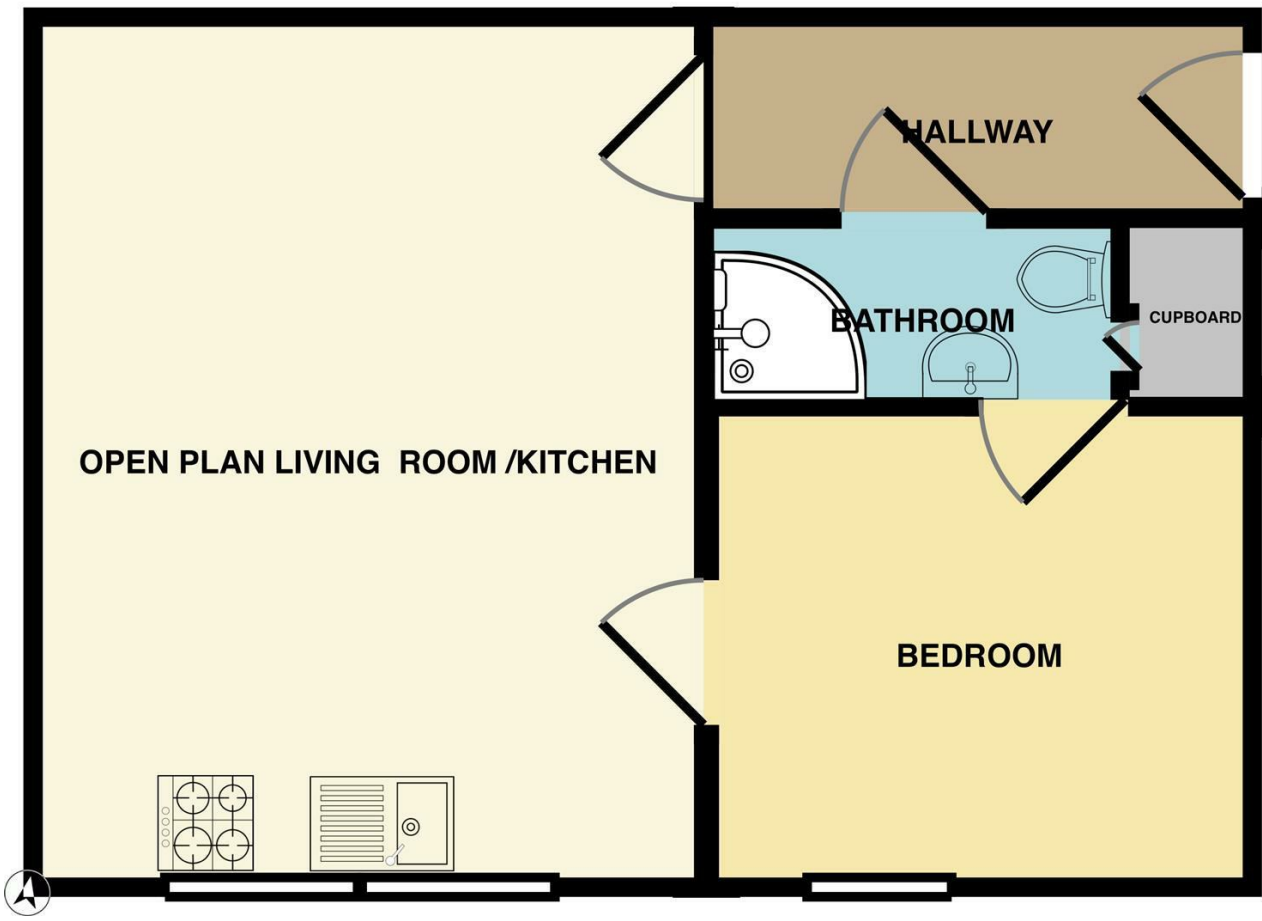
**Available date 9th July  
2024**

GROUND FLOOR ONE BEDROOM APARTMENT.

The property comprises of a light and spacious LIVING AREA and a open plan KITCHEN, double BEDROOM and SHOWER ROOM with tiled shower cubicle.

The property also has security entry phone system, communal gardens and parking, The property is situated close to all amenities including local transport links to all areas including Stockley Business Park, Brunel University and Uxbridge Town Centre, also a short walk to the picturesque Grand Union Canal.

Council tax band 'B'  
EPC 'D'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	67	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	73