



**17 Cross Road  
Middlesex, UB8 2UQ  
£1,225 PCM**

**Deposit required £1,400**

**Available date 18th June  
2024**

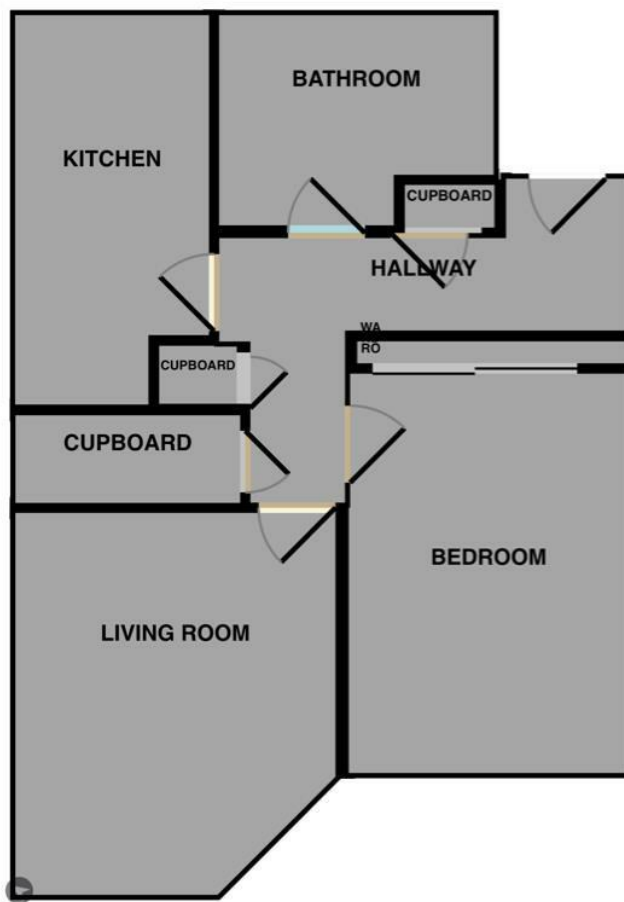
Welcome to this charming property located on Cross Road in the heart of Uxbridge, Middlesex. This delightful flat boasts a cosy reception room, perfect for relaxing after a long day. The property features one bedroom, ideal for a single occupant or a couple looking for a comfortable living space.

Situated on the second floor, this flat offers convenience and accessibility, being close to Uxbridge town, Uxbridge tube station, and the mainline station. The location is ideal for those who appreciate easy access to transportation and local amenities.

The flat comprises a well-appointed living room, a bathroom for your convenience, and a kitchen. Additionally, the property includes allocated parking, ensuring you always have a space to park your vehicle.

With features such as a security entry phone, double glazing, and gas central heating, this property provides both comfort and peace of mind. Don't miss the opportunity to make this lovely flat your new home in the vibrant town of Uxbridge.

Part Furnished  
EPC 'C'  
Council tax 'C'



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			
England & Wales		76	78
		EU Directive 2002/91/EC	

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			
England & Wales		80	83
		EU Directive 2002/91/EC	