



**9 Newlyn Close
, UB8 3PA
£2,268 PCM**

Deposit required £2,616

**Available date 29th August
2025**

****STUDENTS****

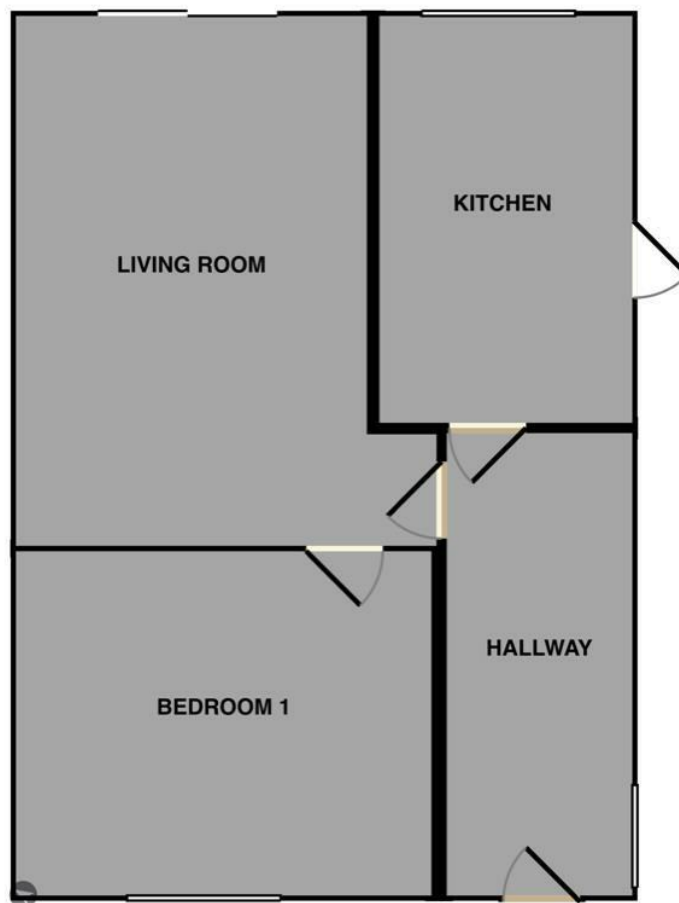
4 BEDROOMS - AVAILABLE 20/08/2024

The rental payments equate to approx £567 per person per month or £131 per person per week excluding bills. UniHomes offer a bills package for £25 per person per week. (Incl Gas, Electric, Water, TV licence and internet) which can be organised through Nupad initially.

Nupad offer this excellent FOUR-bedroom DETACHED house comprising of FOUR FURNISHED BEDROOMS , a LOUNGE, BATHROOM AND KITCHEN facilities. outside there is off street parking and rear garden.

The property is ideal for students at Brunel University as it's walking distance to the university. It is also nearby to direct bus routes to Uxbridge Town Centre, Heathrow, Stockley Park and the local underground station, which provides further access to Central London.

EPC 'E'
Council tax 'E'



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			
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			
EU Directive 2002/91/EC			