



**100 Newcourt
Uxbridge, UB8 2LP
£1,000 PCM**

Deposit required £1,150

**Available date 17th June
2024**

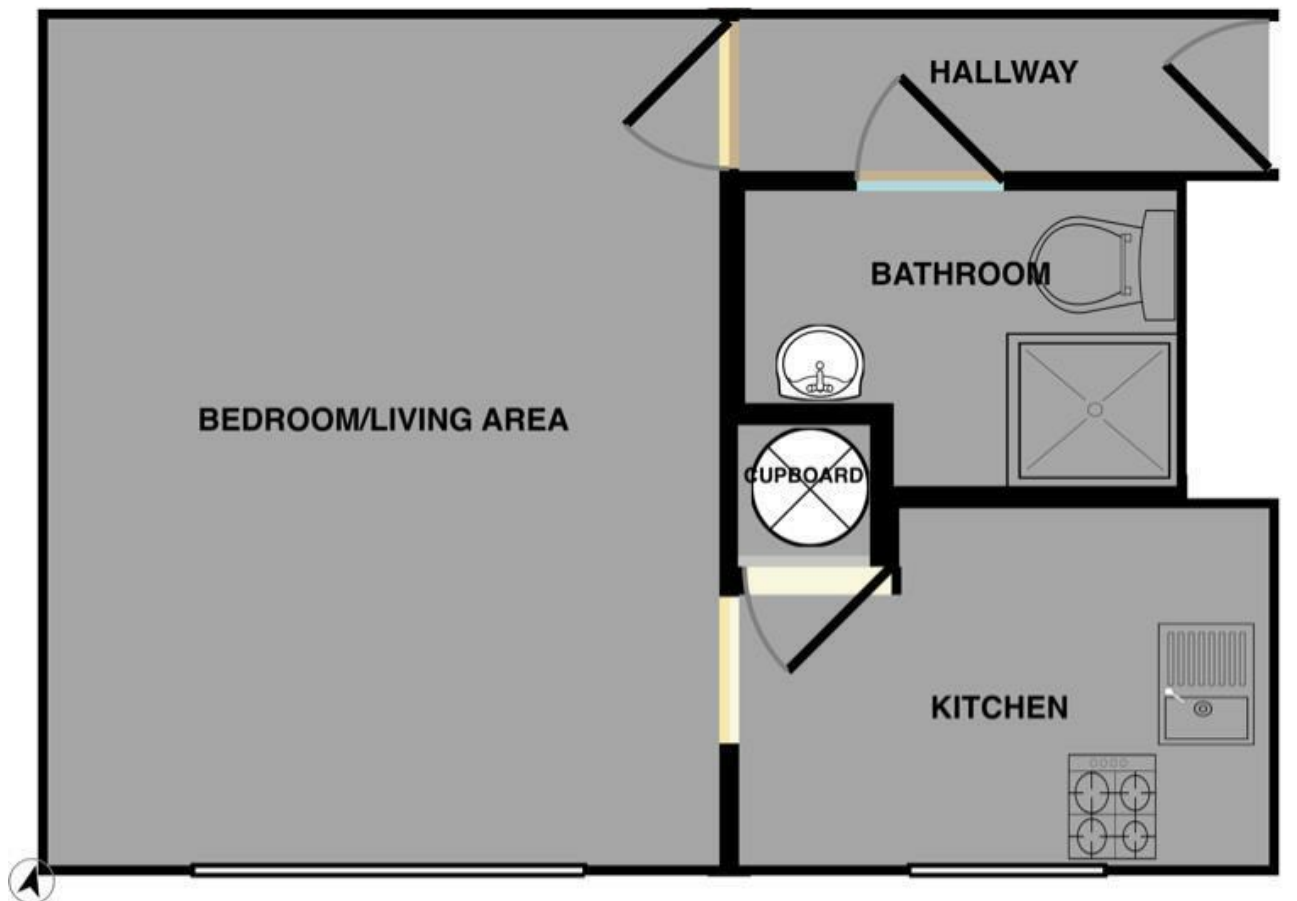
Welcome to this charming ground floor studio flat located in the desirable area of Newcourt, Uxbridge. This property boasts a cosy reception room, a modern shower room, and a well-fitted kitchen, making it a perfect space for a single individual or a couple looking for a comfortable living space.

With 280 sq ft of living area, this studio flat offers a convenient layout that maximises the use of space. The property comes partially furnished, allowing you to move in with ease and add your personal touch to make it feel like home.

Situated close to bus routes, this flat provides easy access to the bustling towns of West Drayton and Uxbridge, where you can enjoy a variety of shops, restaurants, and amenities. Additionally, the proximity to train stations, including the underground, ensures excellent transport links for your daily commute or weekend adventures.

Don't miss out on the opportunity to make this lovely studio flat your new home. Book a viewing today and envision the possibilities that this property holds for you!

EPC 'C'
Council tax 'B'



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	