

1 Bed Flat

£1,200 per month



Robins Close UB8 2LF

AVAILABLE IMMEDIATELY: This unfurnished 1 bedroom apartment is also enviably situated in a residential cul-de-sac location adjacent to the Grand Union Canal and within easy walking distance of local shops, the High Road in Cowley with bus routes to both Uxbridge town centre and Tube and West Drayton station to Paddington.

Available immediately this property features a fitted kitchen with some integrated appliances, fitted bathroom, spacious lounge with dining area and a double bedroom.

Other benefits to include an entryphone system, double glazed windows, well kept communal grounds and residents numbered allocated parking.

- * Minimum Tenancy 6 Months
- * Deposit £1,200
- * Council Tax Band C

Accommodation

Available Immediately

Fitted Kitchen + Appliances

Security Entryphone
System

Double Glazing

Numbered Allocated
Parking

EPC Rating C

Ground Floor

Entrance - Communal entrance with entryphone system. Stairs to upper floors.

Second Floor

Hall - Fitted carpet, built in cupboard and entryphone handset

Bedroom - 7' 6" x 13' 5" (2.3m x 4.1m) Fitted carpet, electric heater and double glazed window to front aspect.

Living room - 10' 9" x 13' 5" (3.3m x 4.1m) Fitted carpet, electric heater and double glazed window to front aspect.

Kitchen - 4' 3" x 13' 5" (1.3m x 4.1m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit electric oven and hob, space for fridge/freezer and washing machine.

Bathroom - Vinyl flooring and extractor fan. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps, hand basin and low level W.C.

Exterior

Outside - Well kept canalside communal gardens and residents allocated numbered parking

About Cowley - Cowley is a village contiguous with the town of Uxbridge in the London Borough of Hillingdon. A largely suburban village with 16 listed buildings, Cowley is within 1 mile of West Drayton station to Paddington (Crossrail due 2019) and is bordered to the west by the River Colne and Yiewsley/West Drayton to the south.

St. Laurence Church was recorded as in the parish of Cowley in the 1086 Domesday Book along with the parish land owned by Westminster Abbey. Historically, in the west, along the main road between Uxbridge and West Drayton, and mostly to the north of the Iver Lane turning, lay the village formerly known as Cowley Street. This hamlet and the church hamlet formed the main areas of settlement within the parish, though there were a few houses elsewhere, including some at what is now called Cowley Peachey, the southern part of Cowley

Little Britain Lake in the west of Cowley extends for about 450 metres between the Colne and a channel of it known as Frays River. The lake, which is in the Colne Valley Regional Park conservation area is noted for less common water birds, such as gadwall and great crested grebe, and for more common species including mute swan and grey heron.

Brunel University London is a public research university located to the north of Cowley in Uxbridge. Founded in 1966, it was named after the Victorian engineer Isambard Kingdom Brunel. It is organised into three colleges and three major research institutes, a structure adopted in August 2014 which also changed the university's name to Brunel University London. Brunel has over 12,900 students and 2,500 staff

GROUND FLOOR



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.
Made with Metropix ©2022

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		