



**mycastle**



## **30 APPLETREE AVENUE**

**WEST DRAYTON, UB7 8BY**

**£850 PER MONTH**

This ground-floor room is available to rent through Mycastle for £800 per month, including all utilities and complimentary Wi-Fi. The accommodation features a private bathroom, access to a communal garden, and a kitchen.

West Drayton train station is just a 10-minute walk away, offering excellent transport links. The property also benefits from easy access to the M4 and Stockley bypass.

This accommodation is ideally suited to a single occupant.

Please note: The photos shown were taken while the property was vacant. Updated images will be provided soon.



| 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  |           |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements