Est. 1947

tomkinsdavis

www.tomkinsdavis.co.uk

Gade Close
Hayes Middlesex UB3 3PY



Rent £1,350 Per Month	Deposit £1,550	EPC Band: C	Part furnished

DEPOSIT ALTERNATIVE AVAILABLE

A well-presented two-bedroom first-floor flat situated within a residential development, conveniently located within walking distance of Hayes Town Centre.

The property offers well-proportioned accommodation comprising; entrance hallway, spacious open-plan lounge-diner with fitted kitchen and appliances, large double bedroom with fitted wardrobes, single bedroom and three-piece family bathroom suite.

Additional benefits include laminate flooring throughout, gas central heating, double-glazed windows and allocated parking.

Gade Close is ideally situated within easy reach of Hayes Town Centre, providing a wide selection of shops, supermarkets, restaurants, cafés and other everyday amenities.

The property is also conveniently positioned for Hayes & Harlington Railway Station, offering Elizabeth line connections to Central London, Canary Wharf and Heathrow Airport.

Further transport connections are available via local bus routes serving the surrounding areas, whilst nearby road links provide access to the A312, M4 and wider motorway network.

The property offers practical accommodation for a couple, small family or those seeking convenient access to local amenities and transport facilities.

COUNCIL TAX BAND: C

HOLDING RETAINER (equivalent to one week's rent): £310

PLEASE NOTE: The photographs shown were taken prior to the most recent tenancy and are provided for illustrative purposes. Some fixtures, fittings and finishes may differ from those pictured, including the cooker, which has since been replaced. Prospective tenants are encouraged to view the property to confirm its current condition and specification.







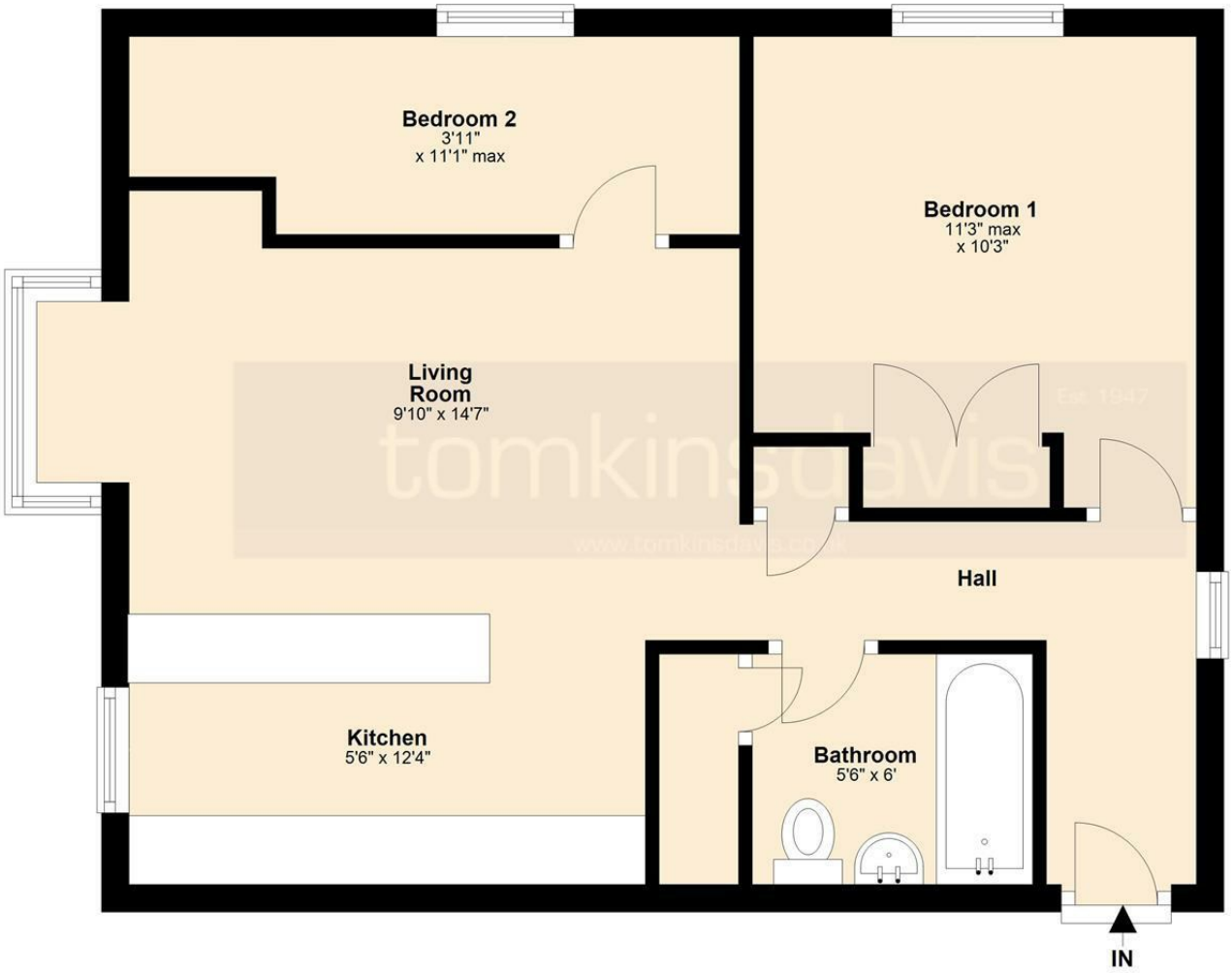


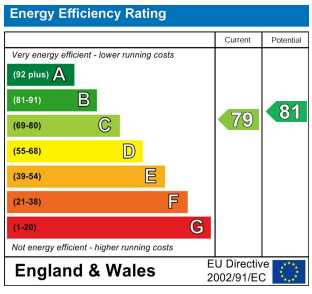


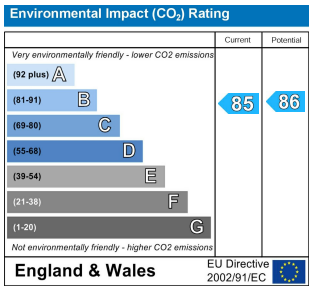




First Floor







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.

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LETTINGS INFORMATION FOR TENANTS

TomkinsDavis are ARLA licensed agents and are proud of the service provided to tenants. The following procedures will assist us in processing your application:

1. When a tenancy has been agreed by all parties, a payment equivalent to one week's rent will need to be transferred as a holding deposit to secure the property. These funds will be allocated to the total balance for the tenancy. **We will require copies of all applicants' passports and visas (if applicable) which must be certified in our presence along with copies of all applicants' most recent two months' payslips & corresponding bank statements.** We will also request each applicant's contact information to further assist us in processing the application. Only once we have received the necessary funds and have verified affordability details will we formally remove the property from the market and forward the necessary referencing applications via email to each applicant.

2. Students must provide a guarantor along with any tenant under the age of 21 where limited credit history is available. Guarantors must provide the same supporting documentation and information & must also complete the online referencing process.

3. The referencing agency require a total basic gross household monthly income of at least 2.5x the rent. Guarantors must also have a basic monthly income of at least 3x the rent. **We must be in receipt of all approved references from the referencing agency before we can issue contracts.**

4. The holding deposit as agreed is to reserve the property. ***Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information including providing information of non-taxable income, or fails to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other deadline) as mutually agreed in writing.***

5. The tenancy is subject to ALL tenants checking their suitability on income status as mentioned in para 3 and not having any bad credit or adverse financial history. Please fully complete the application forms as soon as possible to avoid delays. **In the event a tenant is declined there will be no refund of holding retainer.**

6. At the end of the tenancy, TomkinsDavis will arrange to inspect the property and make any recommendations to the landlord as necessary, Subject to any deductions in accordance with the terms of the tenancy agreement, we will obtain authority from the landlord to refund the deposit. Deposits will be paid by BACS transfer to one nominated tenant. Interest is not payable on deposit monies.

7. TomkinsDavis will arrange for transfer of the electric, gas, water and council tax upon occupation and upon termination (unless otherwise contracted or agreed). Tenant/s will be responsible for their telephone account and/or broadband/cable connections (unless otherwise contracted or agreed). Most blocks of flats do not permit additional satellite dishes to be installed and may well have a communal dish & is for the tenant to check with the respective block management company.

8. **Tenants are advised to apply for a contents insurance policy which indemnifies against any accidental damage to the landlord's contents, building and fixtures & fittings to a minimum value of £2,500.**