Est. 1947

tomkinsdavis

www.tomkinsdavis.co.uk

Gade Close
Hayes UB3 3PY

Rent £1,300	Deposit £1,500	EPC Band:	Unfurnished

DEPOSIT ALTERNATIVE AVAILABLE

An exceptionally well-presented one-bedroom, second-floor apartment ideally located within walking distance of Hayes Town Centre, offering excellent transport links to both Heathrow Airport and Central London.

The property comprises; a spacious living area, a fitted kitchen with appliances, one double bedroom with a built-in wardrobe and bathroom suite with shower facility.

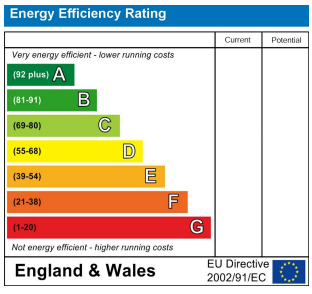
Further benefits include; double-glazed windows, gas central heating, and one allocated parking space.

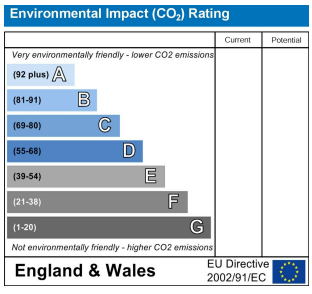
This property would be ideally suited to single persons or a couple.

Council Tax Band: C

HOLDING RETAINER (equivalent to one weeks rental) £300

Second 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 1 weeks rent will need to be made as a holding retainer in order to secure the property. These monies will be allocated to the total funds for the tenancy.**We will require copies of all applicants' passports and Visa's (if applicable) which must be certified in our presence and copies of all applicants most recent two months pay slips with corresponding bank statements.** We will then request each applicants contact information to further assist us in processing the application. Only once we have received the necessary and verified affordability details, we will formally take the property off the market and forward reference applications via email to each applicant.

2. Students must provide a guarantor and tenants under the age of 21 **may** also require a guarantor. Guarantors must provide the same supporting documentation and information and also complete the online reference form.

3. Please note that the reference company require tenants gross basic incomes to total more than 2.5 times the rent i.e. if the rent is £1000pcm the total gross basic incomes must exceed £2500pm. Guarantors gross basic incomes should total more than 3 times the rent i.e. if the rent is £1000pm the total gross income must exceed £3000pm. **We must be in receipt of all references with approval from the reference agency before we can issue contracts.**

4. The retainer 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, fail a Right-to-Rent check, provide materially significant false or misleading information including providing information of non-taxable income, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other deadline for Agreement as mutually agreed in writing.***

5. **All deposit monies and initial rents must be in cleared funds** (i.e. online transfer) and be received two days before the check in date.

6. 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.**

7. 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 repaid by BACS transfer to one nominated tenant and will take three working days to clear the account. Interest is NOT payable on deposit monies.

8. TomkinsDavis will arrange for transfer of the electric, gas, water and council tax upon occupation and upon termination. Tenant/s will be responsible for the telephone account and/or broadband/cable connections. Please note that most blocks of flats do not permit additional satellite dishes to be installed and may well have a communal dish.

9. **Tenants are advised to apply for a contents insurance policy which indemnifies against any accidental damage to the landlord's contents, building and fixtures and fittings to a minimum value of £2500.**

PLEASE NOTE THAT WE ARE AUTHORISED TO RELEASE KEYS ONLY UPON RECEIPT OF SATISFACTORY REFERENCES, CLEARED DEPOSIT & RENTAL FUNDS AND FULLY SIGNED CONTRACTS