Est. 1947

tomkinsdavis

www.tomkinsdavis.co.uk

# Uxbridge Road
# Hayes Middlesex UB4 0RY

| Rent £1,500 Per Month | Deposit £1,730 | EPC Band: C | Unfurnished |
|---|---|---|---|

**DEPOSIT ALTERNATIVE AVAILABLE**

**A generously proportioned two-bed split-level flat situated on Uxbridge Road, Hayes, offering spacious accommodation arranged across two floors.**

**The property comprises; a modern fully fitted kitchen complete with appliances, generous lounge, two well-proportioned double bedrooms and three-piece family bath suite.**

**Further benefits include gas central heating and double glazing throughout.**

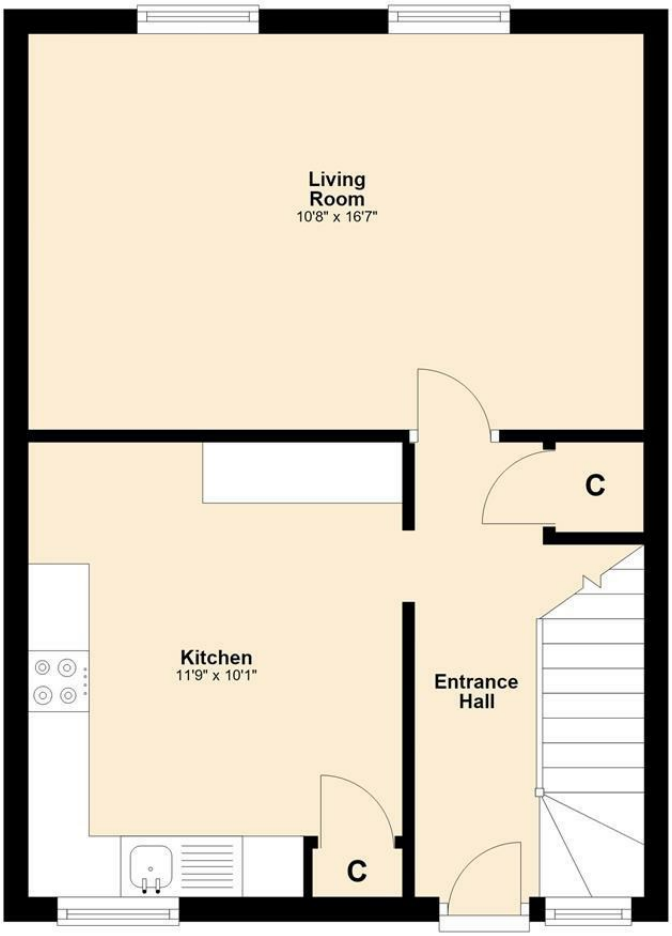
**Situated above commercial premises along Uxbridge Road, the property is ideally positioned for a wide range of local shops, amenities and regular bus services providing convenient connections towards Uxbridge, Hayes Town Centre and the surrounding areas. Hayes & Harlington Station is also within easy reach, offering direct Elizabeth Line services to Central London, Heathrow Airport and Reading.**

**Note: Access to the property is located to the rear via Coleridge Way.**

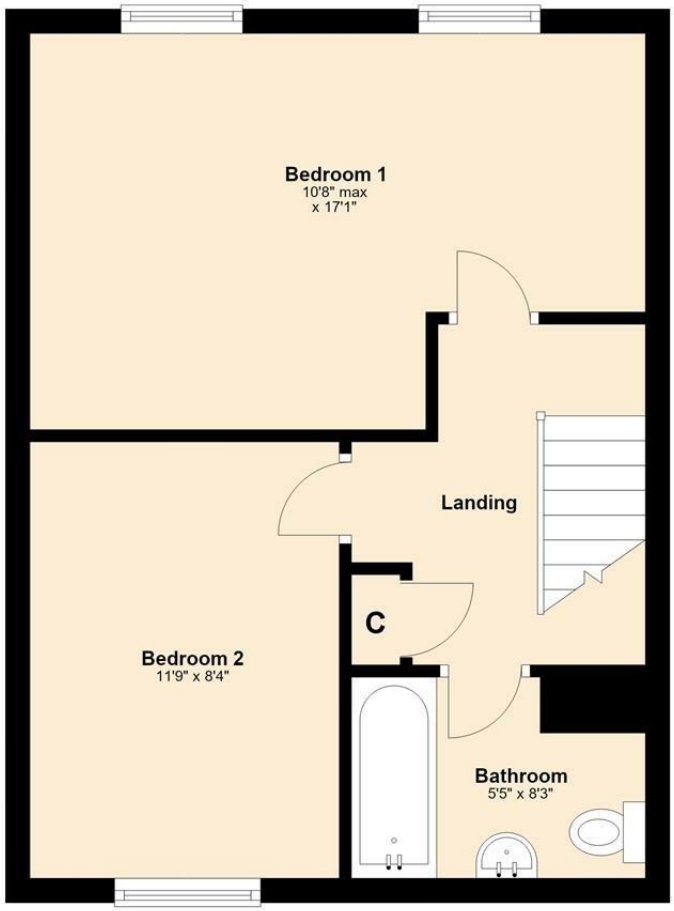
**COUNCIL TAX: Band B**

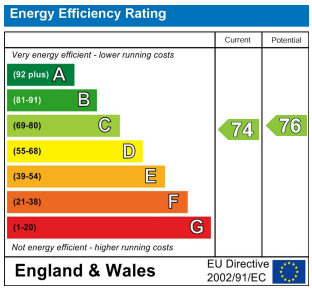
**HOLDING RETAINER (equivalent to one week's rent): £340**

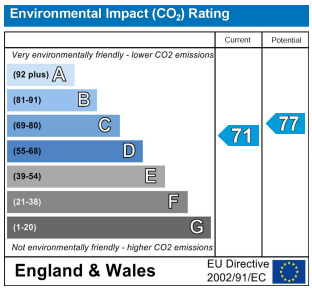
## Ground Floor




## 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.**