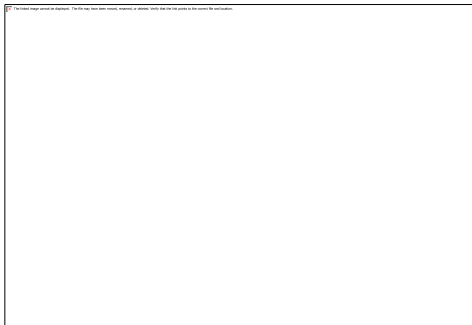


# Colin Dean Residential

RESIDENTIAL SALES, LETTING & PROPERTY MANAGEMENT



15 Goshawk Court, Ridding Lane,  
Greenford,  
Middlesex  
UB6 0FL

Monthly Rental Of £1,895.00  
Fees will apply (see below)

Type	2 Bedroom 2 Bathroom Apartment Fourth floor
Deposit	£ 2180.00 (Equivalent to 5 weeks rent)
Deposit Replacement	£ 524.76 (Equivalent to 1 weeks rent plus VAT)
Holding Fee	£ 430.00 (Equivalent to 1 weeks rent)
Term	Minimum 12 month fixed term tenancy
Furnished ?	Un-Furnished
Council Tax	Ealing Borough Council, Band C, £1636.35
Housing Benefit	You will need to provide evidence that you can afford to pay the rent or have a suitable guarantor. Ask for more details.
Pets ?	Please speak to us about this
Smokers	Sorry, no smoking in this property
Available	Early August 2023

## DEPOSIT REPLACEMENT OPTION AVAILABLE through FLAT FAIR

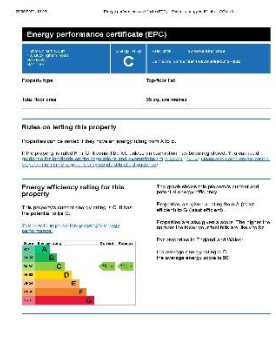
This smart modern and attractively styled 2 double bedroom, 2 bathroom apartment is set on the fourth floor and with the benefit of spacious living accommodation with a private BALCONY.

The property also features a well fitted open plan kitchen with fitted appliances to include Oven and Hob, Fridge Freezer, Dishwasher and Washing Machine. The master double bedroom has an ensuite shower room and the second bedroom is also a double room. The property is heated by an efficient Gas central heating system and all windows are high performance double glazed units. The property also features a **private parking space**. The development itself is set in an attractive environment and is located just 0.2 mile to Sudbury Hill Piccadilly and Main Line Stations and the variety of local shops and facilities offered there, including the David Lloyd Leisure complex.

The property is presented cleaned throughout, fresh and ready for early occupation. Please call to arrange a viewing!

### Accommodation comprises

- Entrance Hall
- Bright and Spacious Living Room with access to **Private Balcony**
- Open Plan fitted Kitchen with appliances
- Master Double Bedroom with Ensuite Shower Room
- Second Double Bedroom
- Family Bathroom
- Allocated Car Parking Space**



Bank House, 350 Pinner Road, Harrow, Middlesex HA1 4LB  
Tel: 0208 515 7929 Email: enquiries@colindean.com

Colin Dean is the trading name of Colin Dean Residential Ltd.  
(Directors: Dean Ayling, Claire Ayling)  
Registered at the address shown above. Company Registration No 6139504.



www.colindean.com

# Colin Dean Residential

## **Our Reservation Process (Please read this carefully)**

If you wish to proceed to reserve a property that you have seen with us please follow this simple step by step guide...

- ❖ *Firstly you will receive a reservation confirmation which you will need to E-sign to confirm your agreement to proceed*
- ❖ *Then, we'll ask you to make a payment of a small Holding Fee to reserve the property*
- ❖ *Once you have signed and made your payment the property will be removed from the market for you*
- ❖ *Next...you will be asked to complete a straightforward reference application by our partners, The Lettings Hub*
- ❖ *If your references come back approved then you're good to go*
- ❖ *We'll then help you set up great value protection for your possessions through The Lettings Hub\* and can also help you set up your energy supplier.*
- ❖ *Once all is set up you'll sign your tenancy agreement and pay your move in monies*
- ❖ *Next ... you get packing ready to move on your Moving Date....*

*On your move in date you'll collect keys from our office, we give you all the information about the property that you need and that's it. Welcome to your new home!*

## **Important Information about your reservation and the Holding Fee:**

1. A Holding Fee of 1 week's rent is payable to reserve the property which will then be treated as a prepayment towards the first month's rent due.
2. No other administration or referencing fees are payable by you.
3. Your referencing application must be completed within 10 days of paying your Holding Fee
4. If you fail referencing, delay the referencing process or decide not to proceed, the holding fee will be retained to cover our abortive costs and your application will be cancelled
5. If your references are acceptable to the Landlord you will be required to pay the full deposit and first month's rent and sign your tenancy agreement to commit to this property no later than the Deadline for Agreement date (15 days after reserving the property)

## **Permitted Payments**

If renting a property through us you pay no application or administration fees but you might be charged for the following:

1. A Holding Deposit of one weeks rent to hold the property
2. A Security Deposit of no more than 5 weeks rent
3. Interest charges if you are more than 14 days late paying your rent.
4. A fee to change terms in your tenancy agreement if requested by you of £50.00 (or if more complicated a higher "reasonable amount" may be charged)
5. A fee or the rent owed in full if you wish to leave the tenancy early.

## **Security Deposit protected by TDS**

We are members of the Tenancy Deposit Scheme (TDS) ([www.tenancydepositscheme.com](http://www.tenancydepositscheme.com)). Your deposit will be protected in accordance with the rules of this scheme. Some of our Landlords will consider you taking out a Deposit Replacement Contract in place of paying a FIVE WEEK deposit. Ask us for more details on this.

## **Inventory Procedure**

Your Landlord will arrange a professional Inventory to prove the condition of the property at the start of the Tenancy, and a professional check out report when you leave the property.

## **Contents Insurance for your protection**

We strongly recommended that you have a Contents Insurance policy to cover for all normal events and including if you accidentally damage the Landlords possessions. Our preferred supplier, The Lettings Hub, would love to provide you with a quotation for this.

Please see our Tenants Terms leaflet for full details of our terms and conditions of your reservation.

\*Optional services that we will offer you but that you do not have to take up