

Bridgwater Road, Ruislip, Middlesex, HA4 6LN



Monthly Rental Of £1,295 Un-Furnished – Available Mid-April 1 Double Bedroom First Floor Flat

We are pleased to offer to let a good-sized and modern ONE DOUBLE BEDROOM FIRST FLOOR FLAT, close to Ruislip Gardens Station.

- LIVING ROOM WITH PRIVATE BALCONY
- FULLY FITTED KITCHEN
- DOUBLE BEDROOM
- MODERN BATHROOM
- ENTRY PHONE SYSTEM
- PRIVATE DEVELOPMENT
- PERMIT PARKING
- CLOSE TO RUISLIP GARDENS STATION

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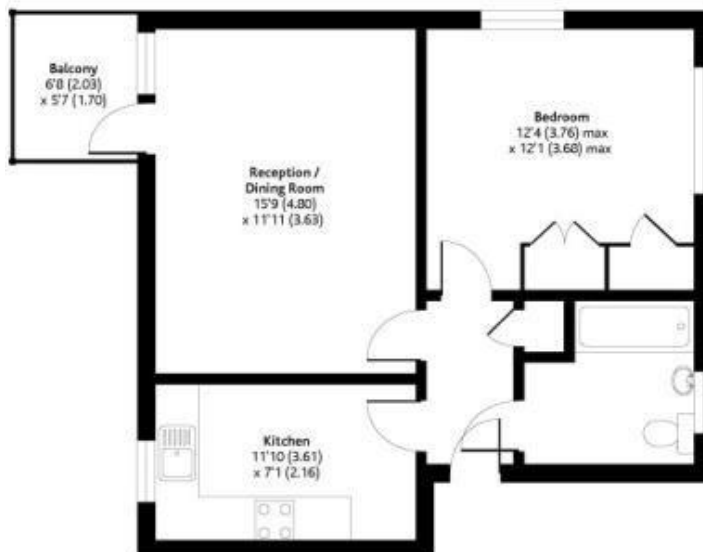
There is a modern fully fitted kitchen, a generous living/dining room with access to a covered south facing balcony. There is a double aspect bedroom with two fitted wardrobes and there is a spacious modern bathroom suite with shower over the bath.

The property is accessed via a secure and well-maintained communal stairwell and an entry phone system. There is a private car park with permit parking for each flat.

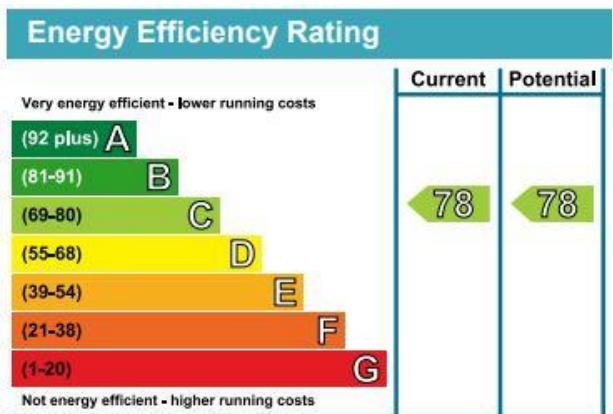
The property is situated on a sought after modern development which is conveniently positioned for Ruislip Gardens and South Ruislip's shopping and transport facilities, in particular the property is a few hundred metres from Ruislip Gardens Central line station providing a service into London in less than an hour. The A40/Western Avenue is also a short drive away providing direct and easy access into Central London.

- Local Authority: Hillingdon Council
- Council Tax: Band C Approx. £1656.80 (2024-2025)
- Approx. Floor Area: 538 Sq ft / 49.9 Sqm
- Nearest Station: 0.2 miles Ruislip Gardens Station – Central Line
- Length of Tenancy: Minimum 12 months tenancy

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APPROX. GROSS INTERNAL FLOOR AREA 538 SQ FT 49.9 SQ METRES



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TREND & THOMAS – PERMITTED PAYMENTS

Below is a list of permitted payments for Tenants:

Initial Payment Prior to Referencing (payable to Trend & Thomas 'The Agent'):

- Holding Deposit - 1 week's rent

N.B. Holding Deposits are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord

Second Payment Prior to Move in (payable to The Agent):

- The remainder of your first month's rent

If LMG Estates Ltd t/a Trend & Thomas is in receipt of the Holding Deposit, you need to pay the remainder of the first month's rent, as rent is payable in advance. If a Holding Deposit is returned at the request of the Tenant, the full first month's rent will need to be paid at this point

- Five Weeks Security Deposit – This is held until the end of your tenancy and protected with the TDS

During the tenancy (payable to the Agent):

- Payment of up to £50.00 including VAT if you want a variation to the tenancy agreement
- Payment of interest for the late payment of rent at the rate of 3% over base rate
- Payment of any loss suffered by the Landlord plus £50.00 including VAT to cover agents' reasonable costs associated with your early termination of the tenancy

During the tenancy (payable to the provider) if permitted and applicable:

- Utilities – Gas, electricity, water
- Communications – Telephone and broadband
- Installation of Cable/Satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted Payments

- Payment Per key/security device in the event that any property keys are lost by the Tenant and need replacement – Amounts dependent on individual key/security device required and will be confirmed inclusive of VAT on a case-by-case basis

Tenant Protection

LMG Estates Limited t/a Trend & Thomas is a member of safeagent (previously the National Approved Lettings Scheme), which is a client money protection scheme, and a member of the TPO (The Property Ombudsman), which is a redress scheme. You can find out more details on the agent's website or by contacting them directly.

Please note that lettings agents are required by law to publish on their website's information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove, Zoopla, etc. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove Zoopla, etc. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove Zoopla, etc. and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

