

Est. 1947

# tomkinsdavis

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**East Avenue, Middlesex  
UB3 2JX**

**£1,150**

**EPC Current Band: C**

**DEPOSIT ALTERNATIVE AVAILABLE**

An extremely well presented one-bed ground floor maisonette situated off Coldharbour Lane, located within close proximity of both Hayes Town Centre and the mainline railway station offering direct access to Central London via The Elizabeth Line. The property itself consists of a sizeable lounge, fitted kitchen with appliances, sizeable bedroom with storage and modern bath suite. Additional benefits include; gas central heating, double glazed windows & doors and private rear garden.

Ideally suited to a single adult or couple.

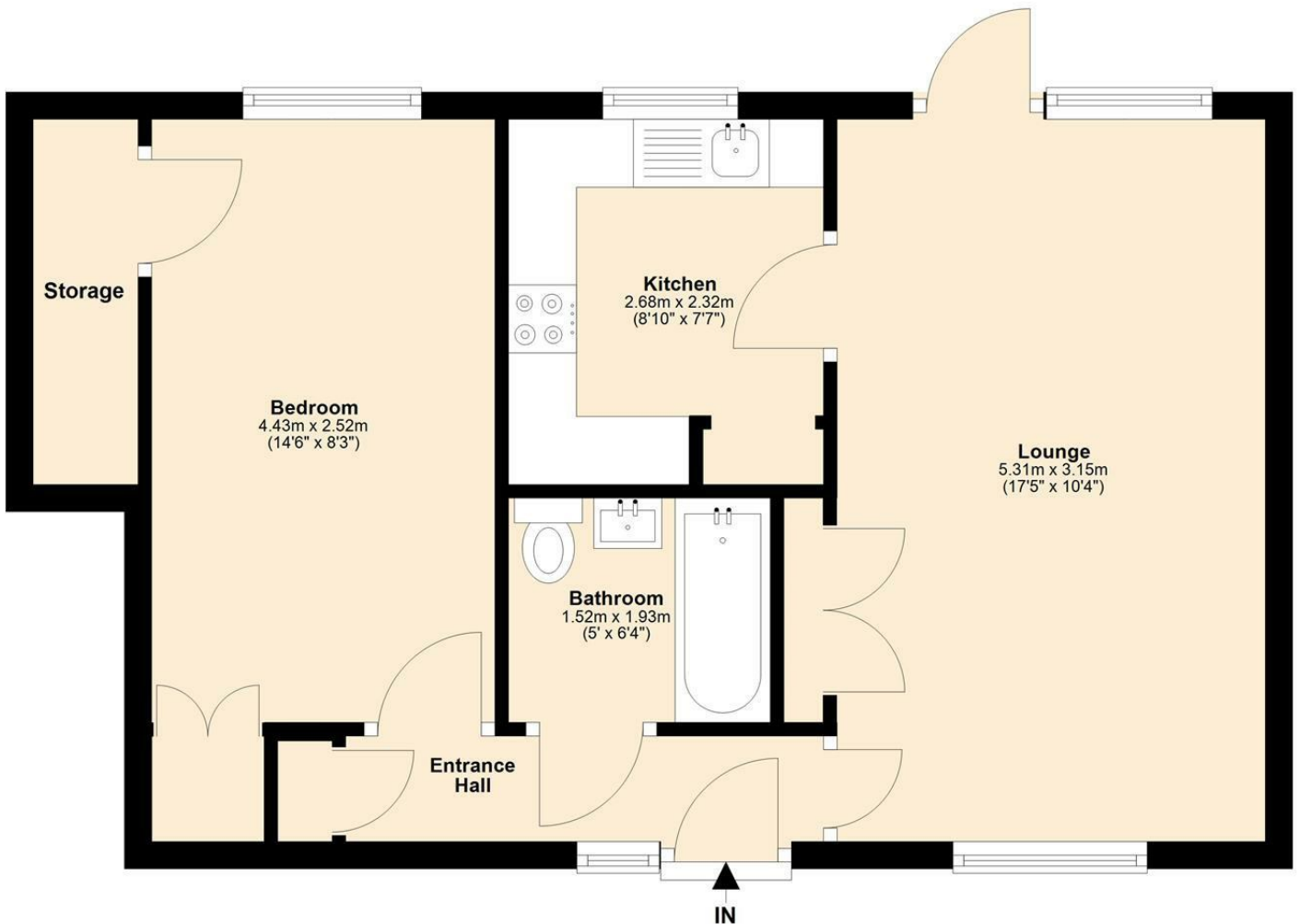
**COUNCIL TAX:** Band D

**HOLDING RETAINER** (equivalent to one weeks' rental) £260

**DISCLAIMER:** We wish to advise all applicants that there have been occasional reports of noise and anti-social behaviour from a neighbouring property. The landlord takes such complaints very seriously and has engaged with the relevant authorities (local council / police / neighbour's landlord) to address these issues, all available steps have been taken to solve the situation. The successful applicant will be expected to report any future incidents in a timely manner retaining documented evidence so that the matter can progress to a favourable solution.



## Ground Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 73      | 76        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                                      | 66      | 75        |
| EU Directive 2002/91/EC                                         |         |           |

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.