



*Monthly Rental Of £1,600 pcm,  
Heathfield Close, Potters Bar, EN6 1SP*

Hobdays are pleased to offer this two double bedroom first floor flat. Benefiting from modern kitchen & bathroom, wood effect flooring throughout & a garage en-bloc. Available now. EPC; D Council tax band: D Lounge: 15'6 x 11'9 Main bedroom: 12'2 x 11'5 Bedroom 2: 13'4 x 8'7

Holding Deposit: £369  
EPC Rating: D

Damage Deposit: £1,846  
Council Tax Band: D(Hertsmere)

Parking arrangements: Garage en bloc  
Mains Electric: Yes  
Heating Type: Gas central Heating  
Rivers & The Seas Flood Risk: Very Low Risk  
(source: Gov.uk)

Mains Gas: Yes  
Mains Water/drainage: Yes  
Surface Water Flood Risk: Low Risk  
Broadband Availability: Ultrafast (Source: Ofcom & BT  
Broadband Availability Checker): No Fibre to Property  
Available

Mobile Availability (Source: Ofcom): O2, Vodafone

## TENANT FEES ACT 2019 - FROM 1 JUNE 2019

When moving into a property Tenants will NOT be liable for any reference fees etc., inventory/check-in but they will be required to pay:

**Holding Deposit:** equivalent to one weeks rent

**Tenancy Deposit:** 5 weeks rent

### DEADLINE FOR AGREEMENT – HOLDING DEPOSIT

The DEADLINE for AGREEMENT is normally 15th Day after paying the HOLDING DEPOSIT. However, a different DEADLINE for AGREEMENT may be agreed with tenant and agent/landlord see DEADLINE for AGREEMENT DATE.

If the agent/landlord is unable to meet the agreed DEADLINE for AGREEMENT then the holding deposit will be returned within 7 days, the landlord/agent decides not to let to you your holding deposit will be returned within 7 days.

The holding deposit will not be refunded in the following instances:

- You change your mind about renting the property
- You fail reference checks due to false information; Credit, employment checks etc
- You fail the right to rents checks
- You fail to meet the DEADLINE for AGREEMENT
- Failed to provide the correct information by the DEADLINE for AGREEMENT date.

### DURING THE TENANCY (PAYABLE TO THE AGENT)

The tenant will be liable for paying the following fees:

- Lost keys – each key capped at £50.00. or reasonable costs if higher
- Lost key fobs – the cost of these can vary so this will be discussed at the time
- Name changes or changes on the tenancy, capped at £50.00, or reasonably costs incurred if higher
- Change of tenant- if the landlord agrees for a change of tenant the leaving tenant will be responsible for reasonable costs incurred by the landlord/agent
- Early Termination of tenancy – If the Landlord agrees to early termination you be required to pay the landlords/agents costs/financial loss until a suitable tenant is found.

### DURING THE TENANCY (PAYABLE TO THE PROVIDER)

- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite – if allowed under lease/freehold
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

### TO CHECK FOR MOBILE & BROADBAND AVAILABILITY PLEASE VISIT THE OFCOM WEBSITE:

**Mobile:** <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Broadband:** <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**We may also charge for other permitted payments, not included above, under the relevant legislation, including contractual damages**

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