



*Monthly Rental Of £1,450 pcm,
Darkes Lane, Potters Bar, EN6 2HS*

This Westerly Aspect One Bedroom First Floor Retirement Apartment designed for independent living for the over 60's located opposite the Wylyotts Theatre & Cinema and close to Potters Bar Mainline Station. supermarket and other amenities. The communal benefits include lifts to all floors, laundry room, overnight guest suite, lounge, gardens & residents/visitors parking. Resident House manager and 24-hour emergency Appello call system.

Holding Deposit: £334
EPC Rating: C

Damage Deposit: £1673
Council Tax Band: C (Hertsmere)

Parking arrangements: Residents & Visitor Parking
Mains Electric: Yes
Heating Type: Economy 7 Electric
Rivers & The Seas Flood Risk: Very Low Risk
(source: Gov.uk)

Mains Gas: No
Mains Water/drainage: Yes
Surface Water Flood Risk: Low Risk
Broadband Availability: Standard & Superfast (FTTP is not available) (Source: Ofcom & BT Broadband Availability Checker): No Fibre to Property Available

Mobile Availability (Source: Ofcom): EE (likely),
O2, Vodafone & Three (limited)

Potters Bar 01707 663330
Email: pottersbar@hobdays.co.uk



ClientMoney
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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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