



## CASTLEBAR ROAD

£2300 PM / £507 PW – AVAILABLE ASAP – UN/FURNISHED

Brand new stunning two bedroom apartment situated on the ground floor of this beautiful period building within close proximity of Ealing Broadway. Spacious accommodation throughout with mass amounts of natural light, open plan kitchen/reception room, two double bedrooms with ample storage and bathroom, further benefits include wooden flooring throughout. Communal garden and bicycle storage.

**Winkworth**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

See things differently

## TENANTS GUIDE

### FEE OF INTENT:

To secure a property we take one week's rent as a Fee of Intent, this must be paid in cleared funds i.e.: bank transfer or debit card. Once the landlord has confirmed the acceptance of your offer we proceed in taking references. Should the landlord not accept or later withdraw from the offer, the fee of intent will be returned in full. Subject to terms & conditions of the fee of intent, where the tenant decide not to move into the property for whatever reason, the fee of intent is forfeited.

### REFERENCES:

Prospective tenants are required to provide four references; bank, employment, previous/existing landlord and personal. Where a prospective tenant is self-employed or a company owner more detailed references will be required. Where a guarantor is accepted they should be a UK resident and a property owner, and will be required to provide proof of income and bank reference.

### DEPOSIT:

A six week security deposit is standard for our office. Where it is not possible to obtain full references or where a guarantor is required, a larger security deposit will be needed. There may be some other circumstances where a larger deposit would have to be taken. In most cases Winkworth will be the Deposit Holder, subject to the terms and conditions of the 'Tenancy Deposit Scheme'. Feel free to ask for confirmation of whom the Deposit Holder will be.

### INVENTORY:

An inventory lists the contents and condition of the property. Where a professional inventory is carried out the landlord pays for the inventory and check-out and the tenant pays for the check-in. The cost of the check-in can vary depending on the size of the property, you can ask at our office prior to your move in for an approximate cost. Should you leave the property in a condition that requires the inventory clerk to spend more time than expected to carry out the report this could affect the cost. This could be where items are moved into different rooms or stored and not easily accessible. In other circumstances the landlord may provide their own inventory.

### TOTAL COST OF MOVING IN:

As well as paying the one calendar months' rent in advance and the security deposit, you are also required to pay:

Tenancy agreement charge:	£185 per tenancy (Inc. VAT)
Tenants reference application & verification fee:	£50 per person (Inc. VAT)
Guarantor reference fee:	£75 per person (Inc. VAT )
Check-in cost:	To be advised

The fee of intent already paid will be deducted from the total amount due, which must be paid on or before the commencement date of the agreement. This can be paid by (\*) transfer directly into our account or debit card. Personal cheques are **not** accepted.

\* Most transfers can take up to three working days to leave your account and to clear in ours. Funds must be cleared in our account before we can allow the tenant to move in.

### EPC - ENERGY PERFORMANCE CERTIFICATE

Agents are required to give tenants a copy of the full EPC report prior to your move in date, which will be done at the time the Fee of Intent is paid and on the day of your move in.

### UTILITY COMPANIES:

Although we write to all utility companies, informing them when the tenants are moving into the property, it is the responsibility of the tenants to ensure that they are registered with all utility companies, as you will be asked at the end of the tenancy to provide copies of your final utility bills addressed to the tenant for the property.

### TELEVISION & TELEPHONE:

Tenants are responsible for their television licence, whether the landlord provides a television or not. Tenants are also responsible for transferring the telephone landline into their names.

### INSURANCE:

The landlord has his/her own property and contents insured this does not include any of the tenant's belongings. It is tenants responsible to insure their own belongings.

### PETS:

Pets are not permitted under the terms of the tenancy agreement. Should the tenant wish to have a pet(s) in the property they should negotiate this prior to paying the fee of intent. If consent is given this should be confirmed in writing and also included in the tenancy agreement.

**COUNCIL TAX:** Each domestic dwelling has been allocated to one of eight bands, A to H, according to its open market capital value at 1st April 1991. The range of values for each band is detailed below. Further information is available on the London Borough of Ealing website [www.ealing.gov.uk](http://www.ealing.gov.uk)

Band	A	B	C	D	E	F	G	H
2017/2018	960.07	1120.10	1280.11	1440.12	1760.14	2080.18	2400.19	2880.24