



Bourne Avenue

, Hayes, Middlesex, UB3 1QL

Rental £800 pcm

1 bedroom House Share available Now

56 Coldharbour Lane, Hayes, Middlesex, UB3 3ES
info@simplelea.com

0208 5734663

Opening Times

Mon 10.00 - 18.30; Tues 10.00 - 18.30
 Wed 10.00 - 18.30; Thurs 10.00 - 18.30
 Fri 10.00 - 18.30; Sat 10.00 - 14.00; Sun Closed

* Furnished

Description

ALL BILLS INCLUDED!! Simple Estates are delighted to offer this larger than average single room available to move in straight away. This room is within a fully refurbished HMO property that houses a total of five tenants, has been finished to the highest of standard and comprises of a new kitchen fitted with a large fridge/freezer, washing machine, tumble dryer and individual cupboard space, individual thermostat to enable to control heat in each room, Wi-Fi is included, shower room to be shared by only one other tenant, additional WC with sink and a communal garden. Location: Situated within walking distance to Hayes Town with an array of cafes/shops, Hayes & Harlington station with service to the Elizabeth Line, 140/195/E6/278/H90/90/U4 bus routes nearby, supermarkets and local amenities.

Accommodation

All measurements are approximate.

Further Information

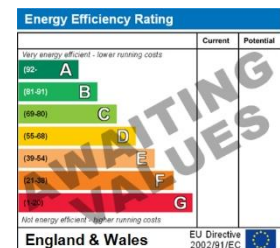
The deposit required is £923

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means

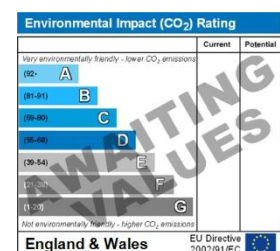
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-5224

Creation Date: 19/05/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Simple Residential LTD, 2024. Simple Residential LTD Registered in England No. 06339918