



Property Consultants

Linking people to properties



£1,100 PCM
Richmond Hill, Round Green
Luton, Bedfordshire LU2 7JG

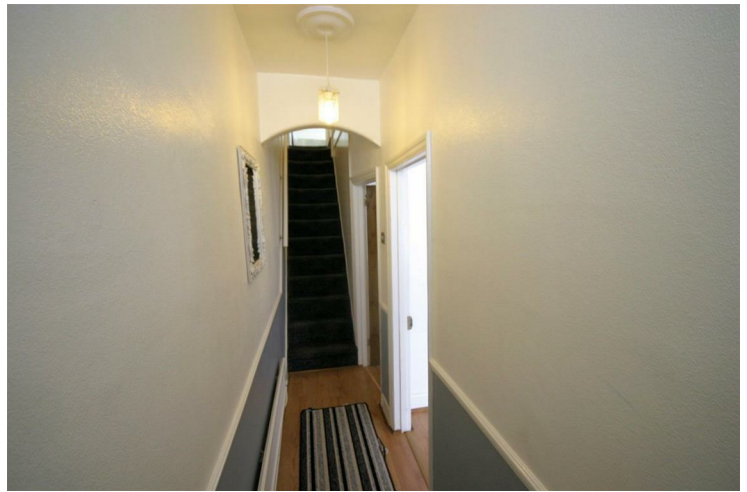
dg Property Consultants A superbly presented and spacious 3 bedroom Terraced property located in sought after Round Green area of Luton, ideally for a commuter, walking distance from the train station and Town Center. Accommodation Comprising: Entrance hall, good size lounge opening through to the dining room, refitted kitchen, downstairs bathroom with shower, 1st floor, 3 large bedrooms, frontage and good size rear garden. Benefits include: Double glazing, gas central heating. Available from 09th May 2021 onwards as part-furnished.

Call Team dg to arrange a viewing 01582-580500

Spacious 3 Bedroom Terrace
Lounge & Dining Room
Fitted Kitchen
Double Glazed
Gas Central Heating
Well Presented
Part Furnished
Modern Grd Floor Bathroom
Modern Fitted Kitchen
Available From Early May 2021

Entrance Hall

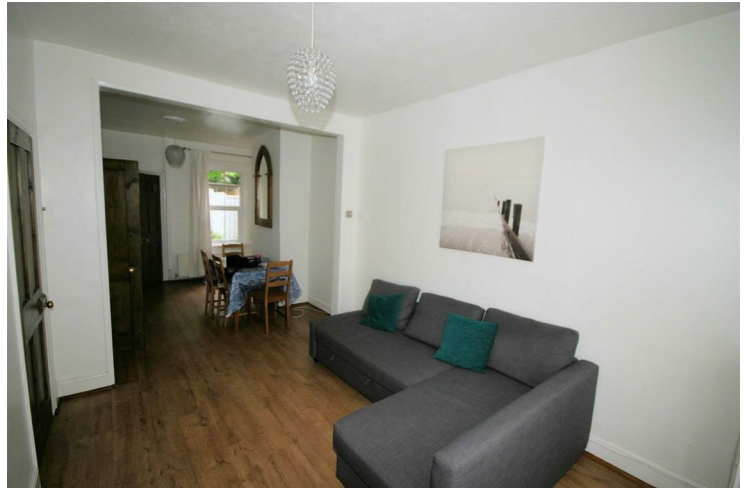
Entrance door, single radiator, wooden vinyl flooring, double power point(s), stairs, doors to lounge & dining room. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Lounge

12'2" x 9'6"

UPVC double glazed bay window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), sofa, double power point(s), textured ceiling. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Lounge & Dining Room

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Dining Room

11'8" x 9'6"

UPVC double glazed window to rear, double radiator, wooden laminate flooring, double power point(s), table and chairs, door to under stairs storage cupboard, door to kitchen. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Lounge & Dining Room

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Fitted Kitchen

9'5" x 8'0"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, fridge/freezer and automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to side, vinyl flooring, double power point(s), uPVC double glazed door to rear to garden. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Kitchen

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View Of Sink

Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View Of Hob

Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View Of Oven

Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Extractor

Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View Of Fridge

Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View Of Freezer

Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View Of Washing Machine

Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over and glass screen, vanity wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to rear, vinyl flooring. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View Of Bathroom

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View Of Stairs

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Landing

Fitted carpet, access to loft space, access to all 3 bedrooms. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Bedroom 1

12'0" x 12'6"

UPVC double glazed window to front, built-in double wardrobe(s) and double bed, single radiator, fitted carpet, telephone point(s), double power point(s). Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Bedroom 1

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Bedroom 2

12'0" x 8'6"

UPVC double glazed window to rear, wardrobe(s) and double bed, single radiator, fitted carpet, double power point(s). Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Bedroom 2

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Bedroom 3

8'10" x 8'7"

UPVC double glazed window to rear, built-in double wardrobe(s) and single bed, double radiator, fitted carpet, double power point(s). Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Bedroom 3

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Front Garden

Steps to front of property. Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Rear Garden

Patio area, timber decking area, laid to lawn, garden shed, access to front via side passage. Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View of Rear Garden

Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View Of Side Access

Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Keys

1 X Front Door Key

Property Condition Report

I / we have checked through the Inventory and Statement of Condition and have found them to be correct. All appliances are in working order and inventory items are in a good clean condition except where stated in the inventory & condition report.

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

Tenancy Date

Tenancy Start Date:

Tenant(s) Application

Tenant(s) Applications:

Once you have found a suitable property to rent and all has been agreed, you will be required to complete our tenant(s) application form, which need to be completed individually and submitted with supporting documentation as follows.

Photo ID: A valid Passport or ID Card (None UK or EU residences a residence card or valid Visa will be required)

Proof of Residence: A current utility bill.

Employment Details: Employment payment records (payslips or a P60).

Bank Statements: 6 Months bank statements (showing income & regular rental payments).

dg Property Consultants will not be unable to withdraw the property from the market until the completed application along with supporting documentation and the holding deposit has been received.

Right to Rent checks, Credit Checks/Searches and References:

These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

In the event of a Guarantor being required, the same reference procedure above will apply.

Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

MISDESCRIPTIONS ACT - Lettings

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor



First Floor



