

Property Consultants

Linking people to properties



£750 PCM

Carolyn Court, Trinity Road

Luton, Bedfordshire LU3 2NF

dg Property Consultants A completely redecorated throughout and very well presented 1 bedroom 1st floor apartment. located in the popular Icknield Catchment area of Luton. Accommodation comprises: Private entrance from ground floor with stairs to first floor accommodation: Landing, combined lounge/diner, fitted kitchen with built-in oven & hob and washing machine & fridge, good size bedroom with en-suite bathroom, communal gardens, communal off road parking area and single garage. Benefits include: Double glazing, modern on demand electric radiators. Available straight away as unfurnished.

Call Team dg to arrange a viewing 01582-580500

1st Floor Apartment
Living Room
Modern Fitted Kitchen
Modern Bathroom
Double Glazed
Modern Electric Radiators
1 Double Bedroom
Parking Area & Single Garage
Unfurnished
Available Straight Away

dg Property Consultants - Residential Sale - Lettings & Management

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

Sales: T: 01582 580500 E: sales@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

Letting: T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk



Ground Floor Entrance

Wooden entrance door, Carpeted stairs to first floor landing & apartment, storage radiator.

First Floor

Entrance

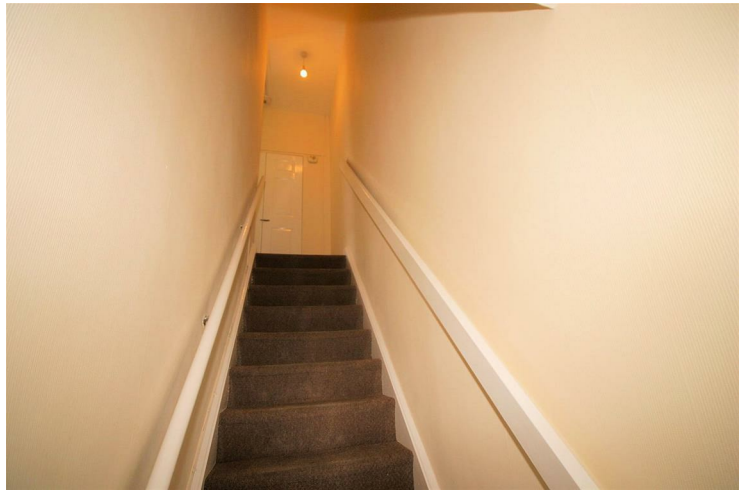
Wooden entrance door, laminate flooring, stairs to 1st floor landing.

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, as all has just been professionally decorated throughout. Plus new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Stairs

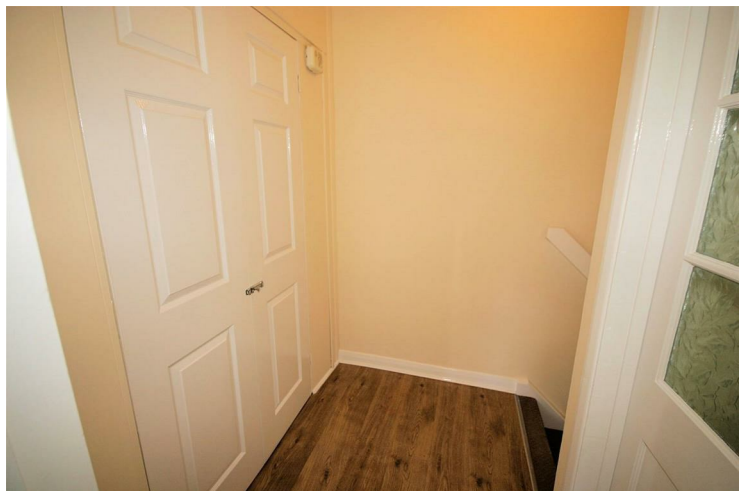
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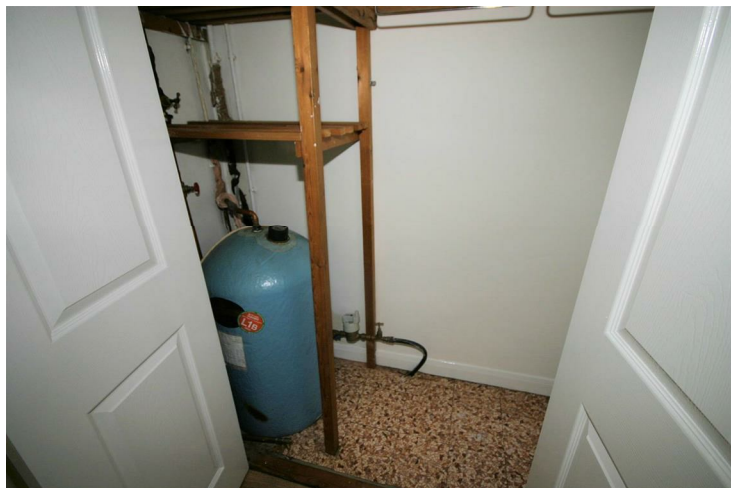
Entrance Landing

Wooden laminate flooring, access to loft space, built-in storage cupboard with hanging space & hot water tank, carpeted stairs from ground floor, door s to fitted kitchen and living room, wood laminate flooring.

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Landing Cupboard



Living Room

12'0" x 10'6"

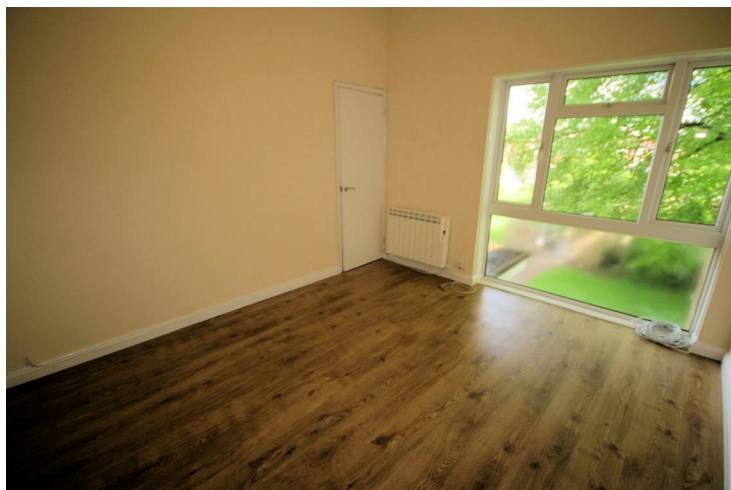
Replacement uPVC double glazed window to front, electric storage heater, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), two good size built-in storage cupboard. door to bedroom.

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View of Living Room

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Fitted Kitchen

7'4" x 10'10"

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, under counter fridge, automatic washing machine, built-in electric four ring halogen hob with extractor hood over and built in electric oven, uPVC double glazed window to side, vinyl flooring, double power point(s).

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View of Fitted 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 Extractor Fan

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 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.



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.



Bedroom 1

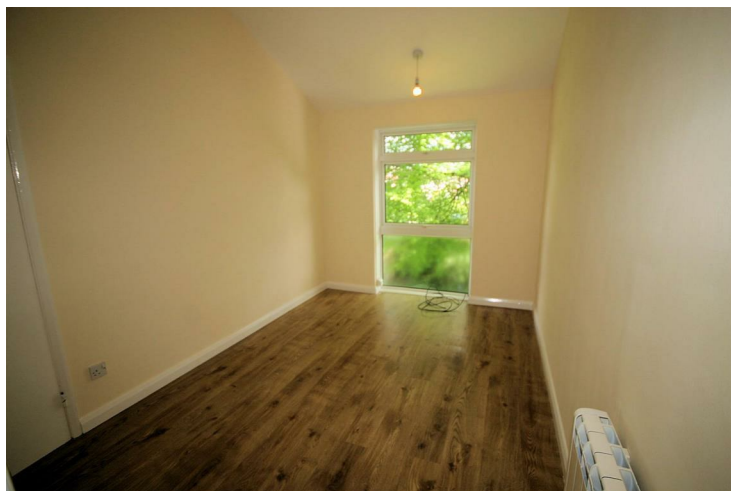
12'2" x 10'0"

UPVC double glazed window to front, electric storage heater, wooden laminate flooring, double power point(s), door to bathroom.

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View of Bedroom



Fitted Bathroom

Three piece comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to side, vinyl flooring.

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View of Bathroom

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View of Bathroom

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Outside

Communal Gardens

Communal gardens to the front & rear of block, mainly laid to lawn.

Off Road Parking

Off road parking area, located to the rear of the apartment block.

Single Garage

Single garage, located in a block to the rear of the property (the garage has a white garage door).

Garage: Should you require larger pictures then these can be emailed on request.



View of Garage

Garage: Should you require larger pictures then these can be emailed on request.



Keys

2 x Front Door Top Lock
2 x Middle Lock
1 x Garage Door Key
2 x Electric Prepayment 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

