



Property Consultants

Linking people to properties



£650 PCM
Clarendon Road
Luton, Bedfordshire LU2 7PQ

dg Property Consultants are offering to let this well presented & spacious 1st floor, 1 bedroom apartment, located within walking distant of Luton town center & mainline train station, ideal for a commuter. Accommodation comprising: Ground floor: Entrance hall with stairs to first floor, good size Lounge, kitchen/ diner, double bedroom and modern bathroom. Benefits include: Double glazed and gas central heating, Available from 31st December 2020 as unfurnished.

1 Bedroom Apartment
Good Size Lounge
Fitted Kitchen / Diner
Family Bathroom
1 Double Bedroom
Double Glazing & Gas C - H
Walking Distance To Town Centre
Ideal For A Commuter
Well Presented
Available From 31st December 2020

Ground Floor

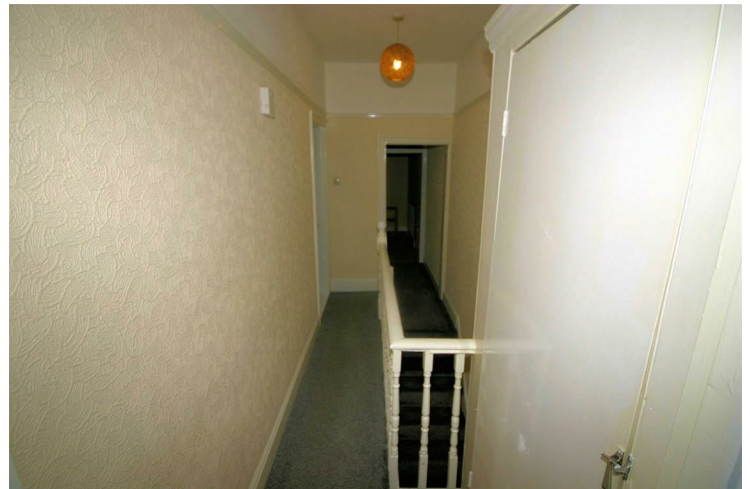
Ground floor Entrance hall

Ground floor entrance hall with carpeted stairs to first floor apartment. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been recently redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



1st Floor Landing

Carpeted stairs from ground floor, fitted carpet, doors to lounge, kitchen/dining room, bedroom and bathroom, airing cupboard housing hot water tank.. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been recently redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Lounge

14'6" x 12'0"

Aluminium double glazed bay window to front, aluminium double glazed window to front with curtains & poles, single radiator, fitted carpet, telephone point(s), TV point(s), power point(s), picture rail, textured ceiling. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been recently redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View Of Lounge

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Kitchen / Diner

10'0" x 10'0"

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 and automatic washing machine, plumbing for automatic washing machine, electric oven, four ring gas hob with extractor hood over, sash window to rear, single radiator, vinyl flooring, power point(s), picture rail, textured ceiling with fluorescent strip, wall mounted gas boiler serving heating system and domestic hot water. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been recently redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of kitchen

. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been recently redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Bedroom 1

12'6" x 9'2"

Aluminium double glazed window to rear and side both with curtains & poles, single radiator, fitted carpet, power point(s), picture rail, textured ceiling. . Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been recently redecorated. The pictures illustrate. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Bedroom 1

. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been recently redecorated. The pictures illustrate. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Family Bathroom

Refitted with three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, replacement PVCu double glazed window to side with net, single radiator, vinyl flooring, textured ceiling. . Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been recently redecorated. The pictures illustrate. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



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. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. 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 Fridge 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.



Keys

- 1 X Front Door
- 1 X Internal Door

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

