

dg Property Consultants

Linking people to properties



£850 PCM **Holly Street** **Luton, Bedfordshire LU1 3DD**

dg Property Consultants A spacious and well presented 2 bedroom 2nd floor apartment on a private development, located close to Luton Town Center, offered as unfurnished & available straight away. Ideal for a commuter. Accommodation comprises: Security entrance to communal areas, apartment entrance hall, combined living room / fitted kitchen, balcony, 2 double bedrooms, family bathroom, communal areas and private gated secure underground parking space. Benefits include: Double glazing & electric heating. Viewing is highly recommended

2 Bedroom Apartment
Combined Living Room ? Fitted Kitchen
Underground Parking Space
Entry Phone System
Family Bathroom
Ideal for a Commuter
Available Straight Away
Kitchen Appliances
Electric Heating
Double Glazed

Second Floor Apartment

Entrance Hall

Entrance door, security entry phone system, wall mounted electric panel convection heater, fitted carpet, telephone point(s), power point(s), storage cupboard and separate airing cupboard housing hot water tank, door living room and kitchen, doors to bedrooms and bathroom.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: 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



Living / Kitchen Room

18'5" x 12'6"

Kitchen Area: Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl 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 electric hob with extractor hood over, uPVC double glazed window to front, uPVC double glazed window to rear, wall mounted electric panel convection heater, vinyl tiled flooring, power point(s) with recessed ceiling spotlights,

Lounge Area: Fitted carpet, power points, TV point, phone point, uPVC double glazed french double door balcony, door to balcony.

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View of Living Room / Kitchen

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View of Kitchen Area

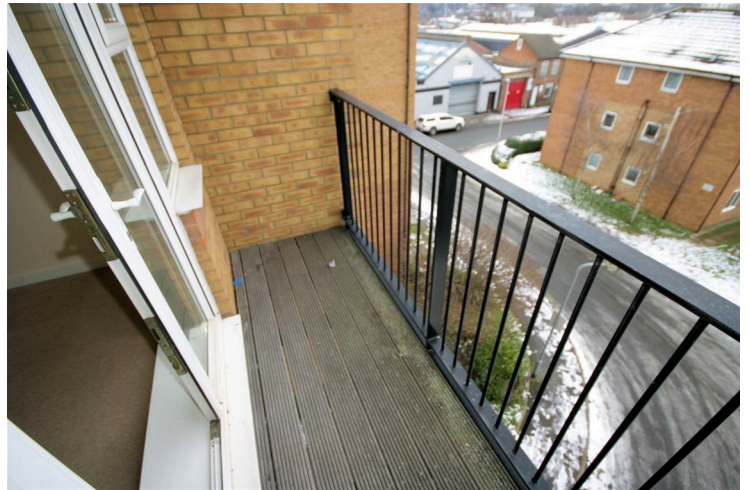
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Balcony

3'5" x 10'6"

Balcony with timber decking and railings. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: 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

14'6" x 10'2"

UPVC double glazed window to front, wall mounted electric panel convection heater, fitted carpet, telephone point(s), TV point(s), power point(s).

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View of Bedroom 1

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Bedroom 2

11'4" x 6'11"

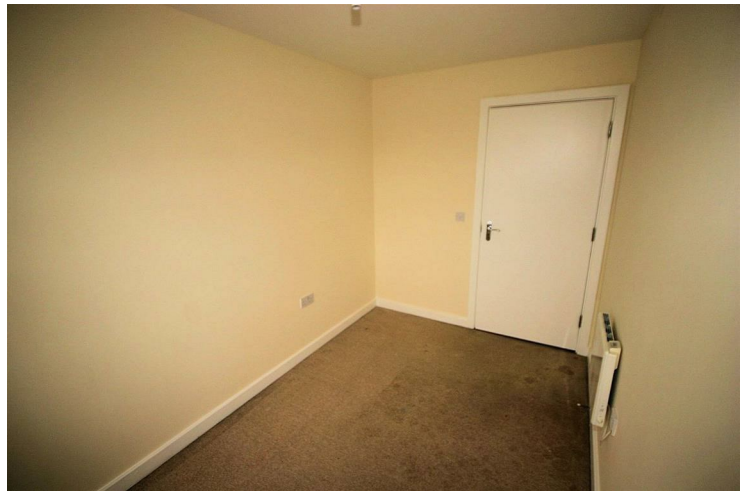
UPVC double glazed window to rear, wall mounted electric convection heater, fitted carpet, telephone point(s), double power point(s).

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View of Bedroom 2

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Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, ceramic tiled flooring with recessed ceiling spotlights. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: 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 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 Freezer

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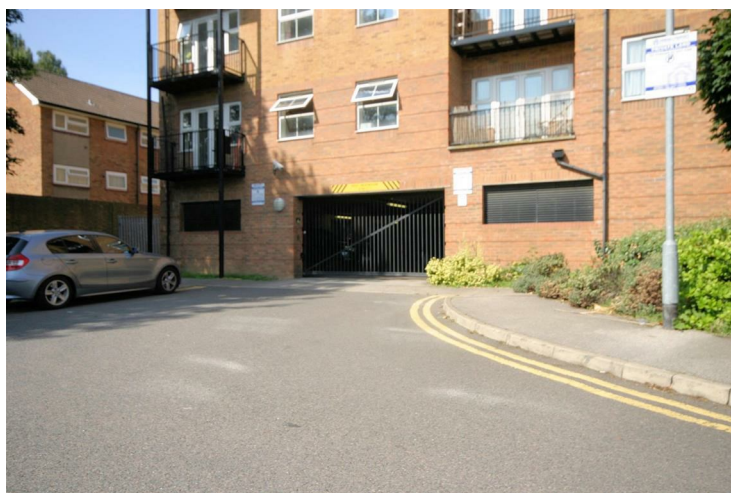
View of washing machine

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Underground Parking

1 Underground parking space with electric security entrance grate.



Keys

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

