



# Property Consultants

Linking people to properties



## **£1,100 PCM** **Austin Road** **Icknield Catchment,** **Luton Bedfordshire LU3 2AD**

An Immaculate & fully refurbished 3 semi detached property located within the sought after Icknield school catchment area. Accommodation comprises: Entrance hall, combined Lounge/dining room, re-fitted kitchen, landing, 3 good size bedrooms and replaced family bathroom. Benefits include: Gas central heating, double glazing, ample off rd pkg to frontage, single garage & private rear garden. Offered as unfurnished & available straight away

Immaculate Presentation  
Fully Refurbished  
Re-fitted Kitchen  
Modern Bathroom  
Combined Lounge/Dining Room  
Ample Off Rd Pkg & Garage  
Available Straight Away  
Gas C - H & Dble Glzg  
Neat Rear Garden  
Icknield School Catchment

## Ground Floor

### Entrance Hall

Upvc double glazed entrance door, Upvc double side window, wood laminate flooring, power point, door to lounge/ dining room. newly fitted carpet to stairs leading to first floor landing.

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.



### Lounge/Diner

23'8" x 10'6"

UPVC double glazed window to front, single radiator and double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), feature living flame effect gas fire set in feature surround, door to kitchen, built in understairs storage cupboard.

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### View of Lounge/Diner

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## View of Lounge/Diner

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## Fitted Kitchen

10'8" x 6'6"

Refitted 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, automatic washing machine, fridge/freezer, built in oven and four ring gas hob with extractor hood over, uPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s) with ceiling spotlights, uPVC double glazed door to garden.



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## View of Kitchen

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### **View of Kitchen**

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### **View of Oven**

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



### **View of Hob**



## View of Extractor Hood



## First Floor

### Landing

UPVC double glazed window to side, newly fitted carpet, power point(s), access to loft space, built-in storage cupboard, doors to all first floor rooms.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. Carpets need to be professionally cleaned on exit of the property. Should you require larger pictures then these can be emailed on request.



### Bedroom 1

9'0" x 9'6"

UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, newly fitted carpet, double power point(s).

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## Bedroom 2

11'7" x 9'5"

UPVC double glazed window to front, single radiator, newly fitted carpet, double power point(s).

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## Bedroom 3

8'7" x 7'0"

UPVC double glazed window to front, single radiator, newly fitted carpet, double power point(s).

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. Carpets need to be professionally cleaned on exit of the property. Should you require larger pictures then these can be emailed on request.



## Family Bathroom

Recently refitted with three piece suite with panelled bath with independent hand shower attachment over and folding glass screen, pedestal wash hand basin and low-level, tiled splashbacks, uPVC double glazed window to rear, single radiator, ceramic tiled flooring.

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



### **View of bathroom**

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



### **Outside**

#### **Frontage**

Mono block paved frontage offering off road parking for 2/3 cars, side gate leading to rear garden.

#### **Rear Garden**

Enclosed by timber panelled fence, paved patio, laid to lawn, access to via side passage. access to single garage and outside store.

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



#### **Single Garage**

15' x 8'

Single brick built garage with power & lighting, up and over door to front. rear personal door to rear garden and access to rear store.

## **Tenancy Administration Fees**

dg Property Consultants standard Tenancy agency fees are as follows. All fees are inclusive of vat at 20% Tenants Immigration & ID Verification Check - £15 per person - paid & carried out prior to tenancy application. Tenancy & Reference Fees are charged at - £300 per property. Additional tenants above two will be charged - £150 Guarantors Reference Fee (If Applicable) are charged at - £150 Repeat Tenant reference fees - £150 Company referencing - £300 This covers the cost of carrying out your credit status, Employment & Previous Landlord/Agent References and creating a contract for the tenancy. Additional Tenancy fees (chargeable during the tenancy). All fees are inclusive of vat at 20% Renewal of tenancy agreement - £60. Changing or adding an Occupier - £240. End of tenancy check out fee - £90 Refunds. If the references we receive do not match the information you provide on your application form you will not be entitled to a refund of the administration / reference fees. If your offer to rent is not accepted by the landlord you will be entitled to a full refund of the amount paid. If you fail to move in to the property on the agreed date you will not be entitled to a refund of the amount paid in respect of the Tenancy Agreement, Reference Fees, Guarantors Fees or any deposit. If your references are not accepted by the landlord but do match with the information you have provided on your application form you will be entitled to a full refund of all monies paid.

## **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.

## **Tenancy Date**

Date:

## **Tenants Signature.**

Signatures:

## **Tenants Printed Name.**

Print Name(s):

## **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



