



Property Consultants

Linking people to properties



£1,000 PCM

Julius Gardens

Bramingham, Luton, Bedfordshire LU3

360
Ideal for a commuter. Available Straight away. A spacious & well presented 3 bedroom terraced property, located on the Bramingham development. Accommodation comprises: Entrance porch to hall, good sized lounge and separate dining room, fitted kitchen with appliances, 1st floor, 3 bedrooms (two with built in wardrobes), separate family bathroom & Wc, front & rear garden and off road parking space to the rear. Benefits include: Dble glzg, gas central heating. Viewing is a must!

3 Bedroom Terrace
Good Size Lounge
Double Glazing
Front & Rear Gardens
Gas Central Heating
Available Straight Away
Off Road Parking
Good sized Kitchen
Ideal for a commuter
Fitted Kitchen

Porch

UPVC entrance door, double glazed window to front, two uPVC double glazed windows to side, ceramic tiled flooring, textured ceiling, door to entrance hall.

Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request.

Entrance Hall

Single glazed window to front, double radiator, wooden laminate flooring, power point(s), textured ceiling, stairs to first floor landing, doors to lounge & kitchen.

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Lounge

13'3" x 10'10"

UPVC double glazed window to front, single radiator, wooden laminate flooring, TV point(s), double power point(s), textured ceiling, door to dining room.

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View of Lounge

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Dining Room

8'6" x 10'10"

uPVC double glazed french double door to garden, wooden laminate flooring, power point(s), textured ceiling, door to kitchen & lounge.

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View of Dining Room

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Fitted Kitchen

9'3" x 8'5"

Fitted kitchen with 1+1/2 bowl polycarbonate with single drainer, mixer tap, ceramic and tiled splashbacks. Appliances automatic washing machine and single fridge. (The washing machine and fridge in the property are being left for the occupying tenants to use. However should any of them breakdown then the tenants are responsible for repairing or replacing with their own appliance). freestanding cooker, ceramic tiled, double power point(s), textured ceiling, uPVC double glazed door to garden incorporation uPVC double glazed window to rear, door to entrance hall.



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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 Grill

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



View of Hob

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



View of Extractor

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



View of Fridge

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

Appliances automatic washing machine and single fridge. (The washing machine and fridge in the property are being left for the occupying tenants to use. However should any of them breakdown then the tenants are responsible for repairing or replacing with their own appliance).



View of Washing Machine

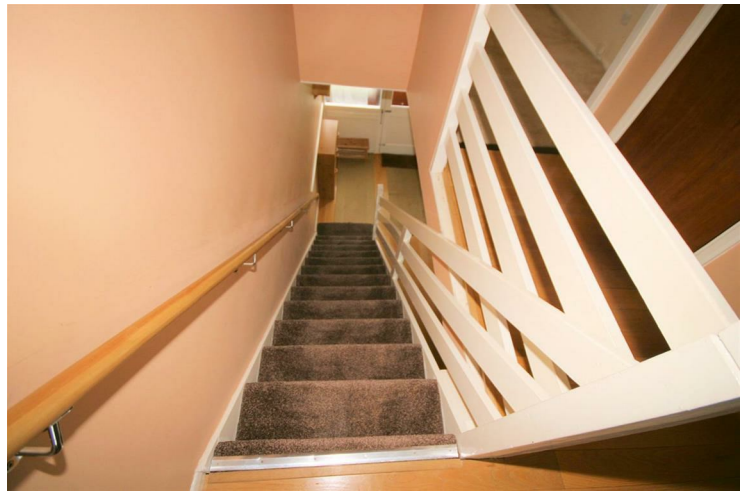
Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.

Appliances automatic washing machine and single fridge. (The washing machine and fridge in the property are being left for the occupying tenants to use. However should any of them breakdown then the tenants are responsible for repairing or replacing with their own appliance).



View of Stairs

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Landing

Wooden flooring, power point(s), textured ceiling, airing cupboards with gas combination boiler, doors to all first floor rooms.

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Bedroom 1

12'4" x 8'9"

UPVC double glazed window to front, fitted wardrobe(s), fitted carpet, power point(s), textured ceiling.

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View of Bedroom One

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Bedroom 2

9'3" x 8'3"

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

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Bedroom 3

9'2" x 9'1"

UPVC double glazed window to rear, wardrobe(s), single radiator, fitted carpet flooring, power point(s), ceramic tiled flooring, half height tiling to all walls, textured ceiling.

Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request.



Family Bathroom

Two piece suite with pedestal wash hand basin, chrome heated towel rail, ceramic tiled flooring, full height tiling to all walls, uPVC double glazed window to rear, vinyl, textured ceiling.

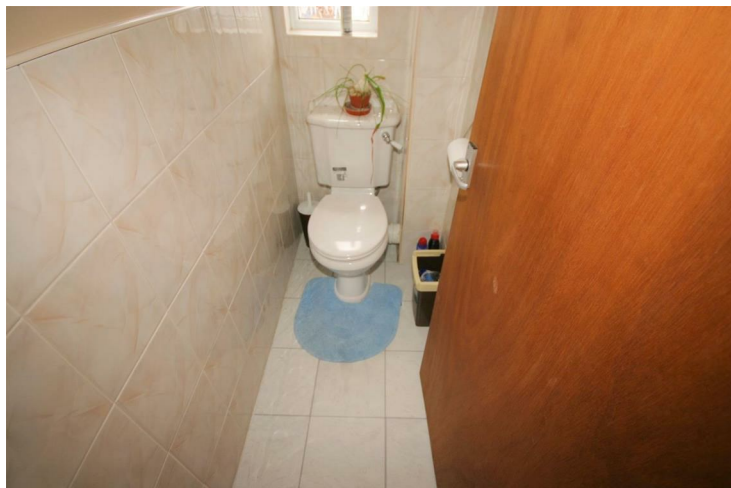
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Separate WC

UPVC double glazed window to rear, low-level WC, tiled splashback, tiled flooring, textured ceiling.

Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request.



Front Garden

Mainly laid to lawn.

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



Rear Garden

Paved patio, laid to lawn, access to rear of property.
Gardens: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Off Road Parking

Off road parking space to rear of property, (garage is not available).



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.

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:

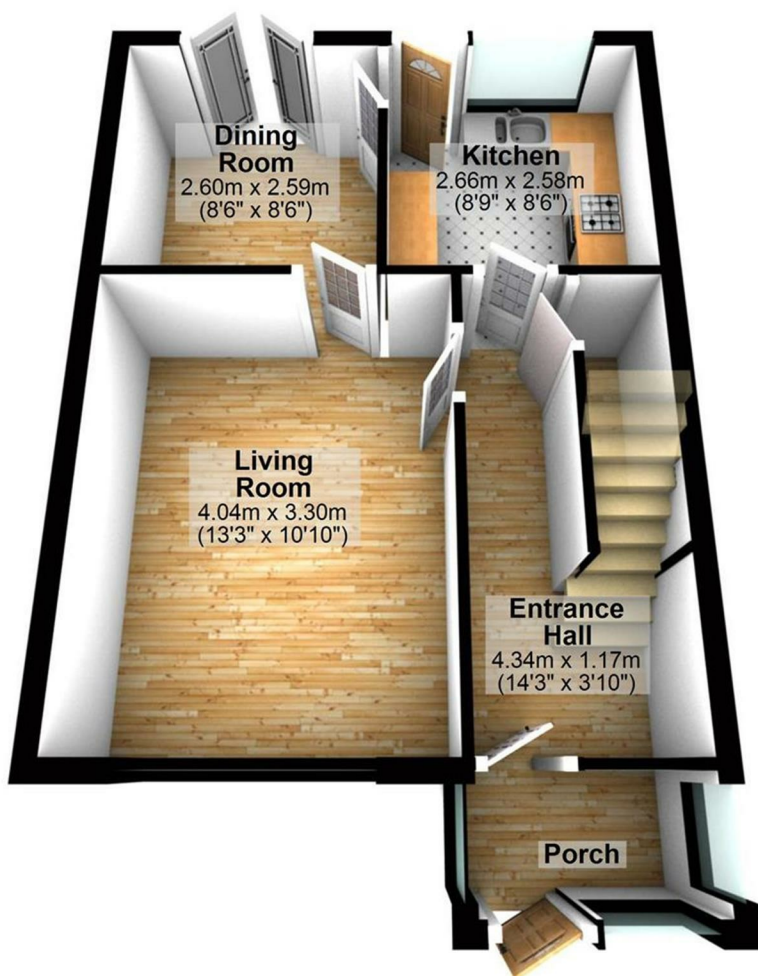
Tenants Printed Name.

Print Name(s):

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.

Ground Floor



First Floor

