



Property Consultants

Linking people to properties



£1,050 Per Month

Stanmore Crescent

Luton, Beds LU3 2RJ

Ideal for a commuter. A spacious 3 semi detached property located within the Leagrave area. Accommodation comprises: Enclosed porch to entrance hall, good size combined lounge/diner, fitted kitchen/breakfast room, landing, 3 good size bedrooms and family bathroom. Benefits include: Gas central heating, double glazing, front & large rear garden, ample off rd pkg and double width garage. Offered as unfurnished.

Spacious 3 Bed Semi Detached
Combined Lounge / Diner
Kitchen / Breakfast Room
Double Width Garage
Dble Glzg & Gas C - H
Ample Off Road Parking
Unfurnished
Icknield Catchment
Ideal For A Comuter
Icknield Catchment Area

GROUND FLOOR

ENTRANCE PORCH

PVCu entrance door, replacement PVCu double glazed window to front, fitted carpet, textured ceiling, built-in storage cupboard, glazed door to entrance hall.

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 carpets are brand new. On exit of the property the carpets must be professionally cleaned.



ENTRANCE HALL

Single radiator, fitted carpet, power point(s), carpeted stairs to first floor landing, door to lounge/diner and kitchen, under-stairs storage cupboard.

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 carpets are brand new. On exit of the property the carpets must be professionally cleaned.



VIEW OF ENTRANCE HALL

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LOUNGE / DINER

23'10" x 11'7" max

Replacement PVCu double glazed window to front, two double radiators, fitted carpet, TV point(s), power point(s), dado rail, coving to textured ceiling, PVCu double glazed patio doors to garden.

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VIEW OF LOUNGE / DINER

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KITCHEN / BREAKFAST ROOM

14'0" x 8'0"

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, space for fridge/freezer, automatic washing machine and gas cooker, gas and electric points for cooker, replacement PVCu double glazed window to rear, replacement PVCu double glazed window to side, single radiator, vinyl flooring, power point(s), textured ceiling, wall mounted gas boiler serving heating system and domestic hot water, PVCu double glazed entrance door rear garden.

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 kitchen is brand new.



KITCHEN/BREAKFAST ROOM

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 kitchen is brand new.



VIEW OF HOB

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



VIEW OF OVEN

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



VIEW OF EXTRACTOR HOOD

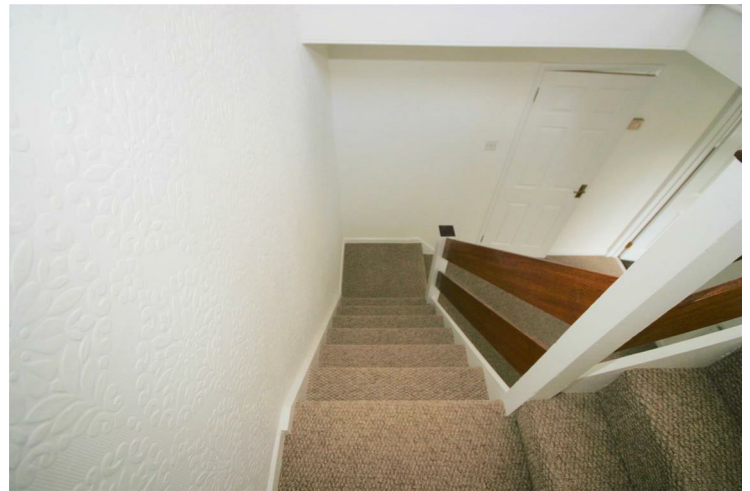
Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



FIRST FLOOR

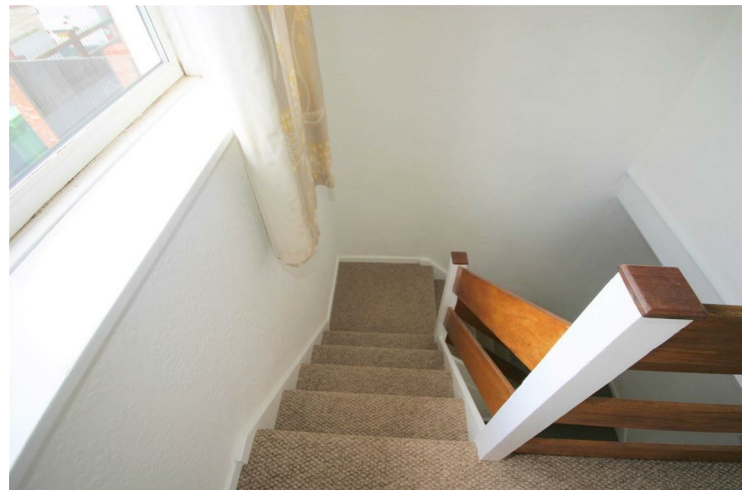
VIEW OF STAIRS

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 carpets are brand new. On exit of the property the carpets must be professionally cleaned.



VIEW OF STAIRS 2

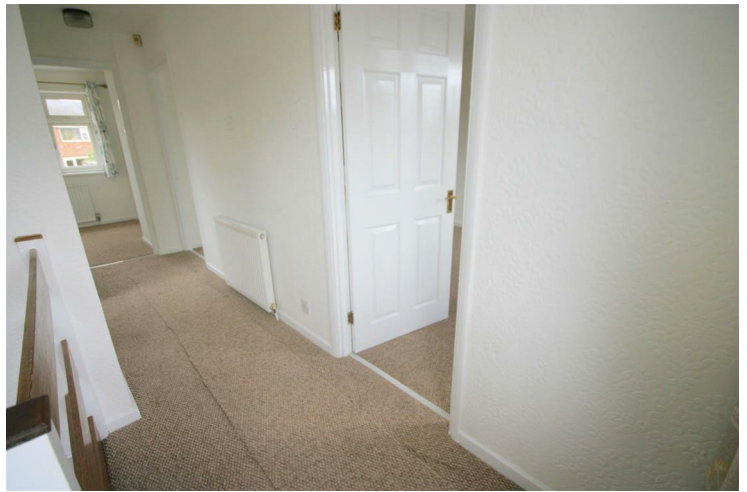
Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. Should you require larger pictures then these can be emailed on request. The carpets are brand new. On exit of the property the carpets must be professionally cleaned.



LANDING

Replacement PVCu double glazed window to front, single radiator, fitted carpet, power point(s), access to loft space.

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 carpets are brand new. On exit of the property the carpets must be professionally cleaned.



BEDROOM 1

12'6" x 10'1"

Replacement PVCu double glazed window to front, built-in double wardrobe(s), single radiator, fitted carpet, power point(s), textured ceiling.

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VIEW OF BEDROOM 1

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BEDROOM 2

11'0" x 10'1"

Replacement PVCu double glazed window to rear, single radiator, fitted carpet, power point(s), coving to textured ceiling.

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VIEW OF BEDROOM 2

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 carpets are brand new. On exit of the property the carpets must be professionally cleaned.



BEDROOM 3

9'0" x 8'0"

Replacement PVCu double glazed window to rear, single radiator, fitted carpet, power point(s), textured ceiling, double door.

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VIEW OF BEDROOM 3

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FAMILY BATHROOM

Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, replacement PVCu double glazed window to side, fitted carpet, textured ceiling, airing cupboard housing with pre-lagged hot water tank.

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

FRONT GARDEN

Laid to lawn with mature flower and shrub borders, block paved driveway to the front and side leading to side providing off-road parking for three four cars, double wooden gates with rear vehicular access through to garage.



REAR GARDEN

Enclosed by timber panelled fence to rear and sides, block paved patio, laid to lawn, mature flower and shrub borders, block paved driveway leading to the front with double wooden gates.

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



REAR ASPECT VIEW



DOUBLE WIDTH GARAGE

Double width garage with metal up and over door, side personal door, power and light connected and side window.

The garage is empty and on exit of the property, it must be returned empty.



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:

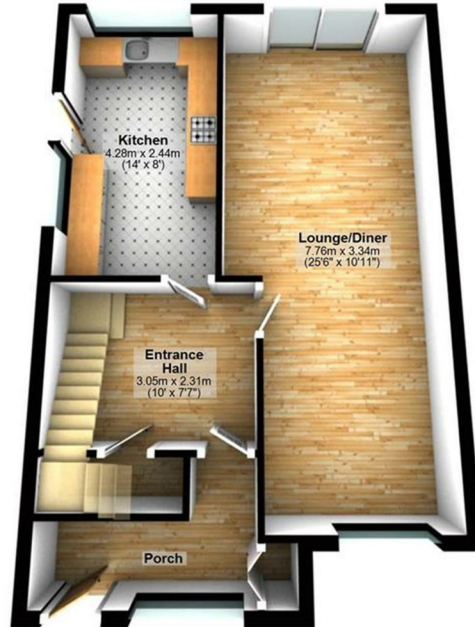
Tenants Printed Name.

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



