



Property Consultants

Linking people to properties



Broughton Avenue, Icknield Catchment, Luton, Beds LU3 2AR

£1,050 Per Month

Good size & well maintained 3 bedroom semi detached property, located in the Icknield catchment area. Accommodation comprising: Entrance hall, good size lounge, fitted kitchen/diner, landing, 3 good size bedrooms, family bathroom. Benefits include: Gas central heating, double glazing, front & rear gardens, ample off rd pkg and single garage. Available straight away as unfurnished.

dg Property Consultants - Residential Sale - Lettings & Management

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Ground Floor

Storm Porch

Entrance Hall



Double glazed entrance door with double glazed window to front, single radiator, fitted carpet, power point(s), carpeted stairs to first floor landing, sliding door to kitchen/diner, door to lounge.

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.

View of Entrance Hall



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Lounge

16'5" max x 11'6" (5.00 max x 3.50)



Window to front with blinds, fitted carpet, telephone point(s), TV point(s), power point(s), wall light(s), gas fire, double sliding door to kitchen/dining room.

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View of Lounge



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Kitchen / Diner

17'9" x 8'6" (5.42 x 2.59)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, dishwasher and automatic washing machine, gas cooker, double glazed windows to rear with blind, double radiator, vinyl flooring, double glazed door to garden with curtain & pole, door to side.

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View Of Kitchen Area



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View of Kitchen Area 2



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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



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

View of Dishwasher



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.

View of Freezer



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

First Floor

Landing



Double glazed window to side, fitted carpet, access to loft space.

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Bedroom 1

12'6" max x 11'6" (3.81 max x 3.50)



Double glazed window to front with blinds & curtain pole, fitted double wardrobe(s) with full-length mirrored sliding doors, single radiator, wall mounted combination boiler, storage cupboard, fitted carpet, power point(s).

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View of Bedroom 1



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Bedroom 2

11'6" x 8'11" (3.51 x 2.72)



Double glazed window to rear with blinds & curtain & pole, single radiator, fitted carpet, power point(s).

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View of Bedroom 2



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Bedroom 3

8'6" x 7'6" (2.60 x 2.29)



Double glazed window to rear with roller blind, single radiator, fitted carpet, power point(s).

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Family Bathroom



Re-fitted three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to front, single radiator, vinyl flooring.

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Outside

Front Garden

Driveway to the side leading to garage, providing off road parking for two/three cars, gated side access to rear garden. Reasonable presentation.

Rear Garden



Aluminium greenhouse, timber garden shed, gated side access to front of property, enclosed by panelled fence, lawn area. Reasonable presentation.

Single Garage



Detached single garage with metal up and over door.

The garage must be empty on exit of the property. The current items will be disposed off.

Garage Two



Detached single garage with metal up and over door.

The garage must be empty on exit of the property. The current items will be disposed off.

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.

