



# Property Consultants

Linking people to properties



## **£900 PCM** **Glenfield Road** **Warden Hills, Luton, Bedfordshire LU3**

**334**

SUPERBLY PRESENTED THROUGHOUT.

Refurbished 2 bedroom Terrace property on the sought after Warden Hills area. Accommodation comprising: Entrance hall, good size combined lounge/diner, refitted kitchen, 2 good size bedrooms with built in wardrobes, modern refitted family bathroom. Benefits Include: Double Glazing, electric heating, off road parking plus front and rear gardens. Offered as unfurnished & available straight away.

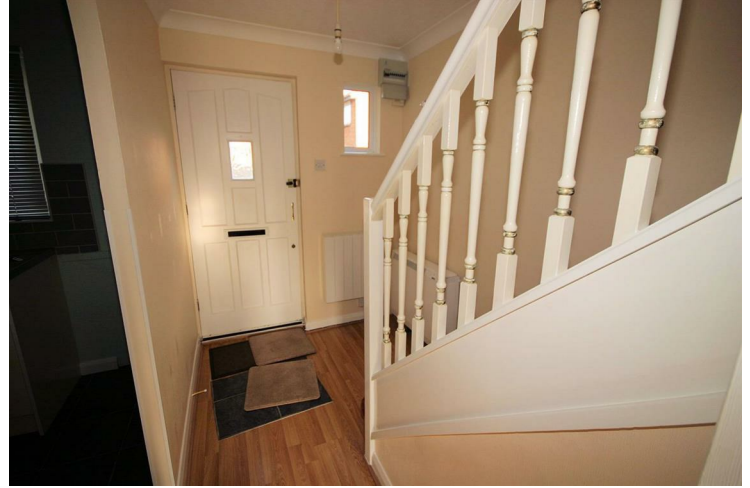
Sought After Location  
2 Bedroom Semi Detached  
Newly Fitted Kitchen  
Electric Heating  
Double Glazed  
Combined Lounge / Diner  
Allocated Parking Space  
Modern Bathroom  
Available Straight Away  
Unfurnished

## Ground Floor

### Entrance Hall

Wooden entrance door, UPVC double glazed window to front, electric storage heater, wall mounted electric heater, wooden laminate flooring, power point(s), coving to textured ceiling, carpeted stairs to first floor landing, door to lounge/dining room, archway opening kitchen.

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



### Lounge/Diner

13'8" x 12'4"

Two uPVC double glazed windows to rear incorporating uPVC double glazed french double doors to garden with curtain pole, wall mounted electric heater, fitted carpet, cable and satellite TV point(s), power point(s), coving to textured ceiling.

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



### Fitted Kitchen

11'0" x 6'0"

Recently re-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, plumbing and space for a automatic washing machine, space for a tumble dryer, built in over and four ring gas hob with extractor over, uPVC double glazed window to front with blinds, uPVC double glazed window to side with blinds, vinyl flooring, power point(s), textured ceiling with ceiling spotlight unit.

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



### **View Of Kitchen**

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures 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 Sink**

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 Hood**

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

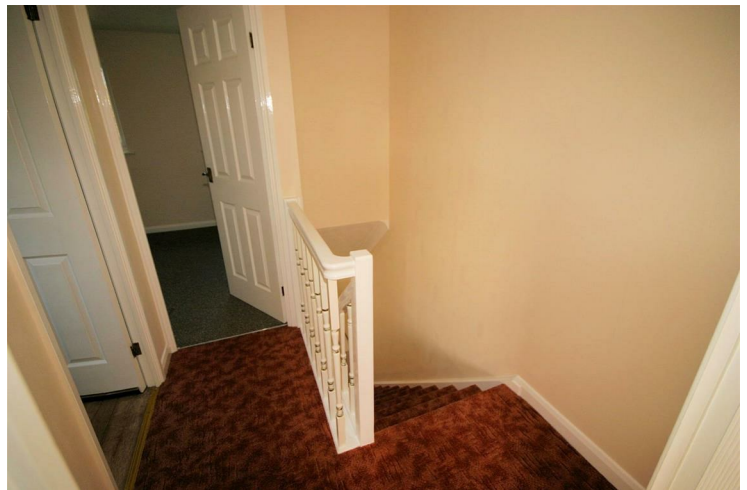


### **First Floor**

#### **Landing**

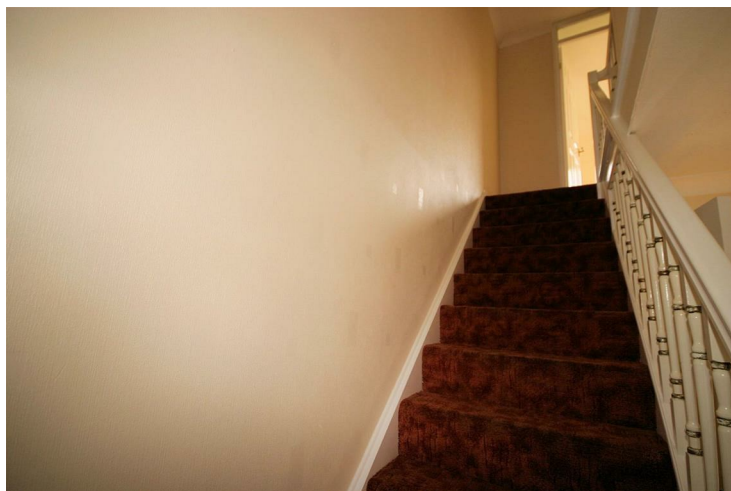
Fitted carpet, power point(s), textured ceiling, access to loft space, doors to all first floor rooms.

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



### **View of Stairs**

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



### **Bedroom 1**

9'0" x 12'4"

UPVC double glazed window to rear, fitted double wardrobe(s) with full-length mirrored sliding doors, wall mounted electric heater, fitted carpet, power point(s), textured ceiling.

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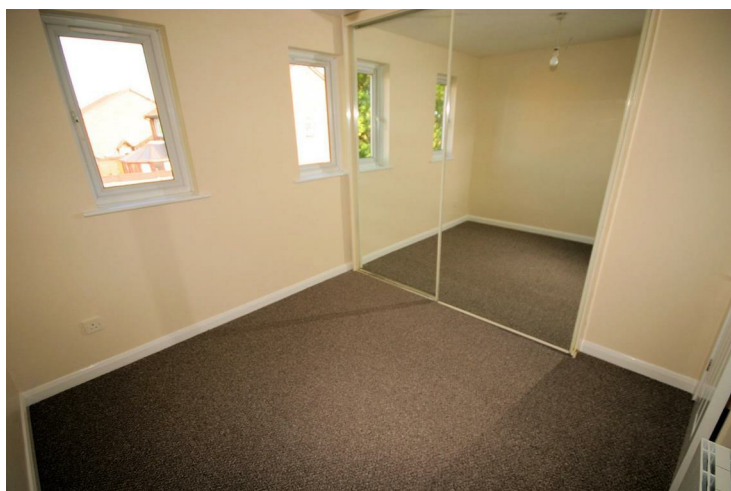


### **Bedroom 2**

10'5" x 12'5"

Two uPVC double glazed windows to front, fitted double wardrobe(s) with full-length mirrored sliding doors with hot water tank, wall mounted electric heater, fitted carpet, power point(s), textured ceiling.

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



## Family Bathroom

Recently refitted with three piece suite comprising panelled bath with independent electric power shower plus hand shower attachment over and curtain rail, pedestal wash hand basin and low-level WC, tiled splashbacks, wall mounted mirrored cabinet, uPVC double glazed window to side, vinyl flooring, textured ceiling.

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



## Outside

### Front Garden

Front path to house, side gate to rear garden.

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

### Rear Garden

Enclosed by timber fencing, timber shed, patio area, laid to lawn, access to front via side gate.

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



### View of Rear Garden

Garden: 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 to front.

## **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



