



Property Consultants

Linking people to properties



£600 PCM **Handcross Road** **Stopsley, Luton, Bedfordshire LU2 8JJ**

A well maintained 1 bedroom 4th floor apartment available straight away to rent, located within the sought after Stopsley area of Luton. Accommodation comprises: Communal entrance with stairs to 4th floor, private entrance hall, open plan combined living room / modern fitted kitchen, 1 double bedroom, modern white modern bathroom suite, 1 allocated parking space. Available straight away as unfurnished.

1 Bedroom 4th Floor Apartment
Very Well Presented
Modern Kitchen
Openplan Living Area
Separate Bedroom
Modern Bathroom
Kitchen With Appliances
Double Glazing
Heated By Electric Panel Rad
Allocated Parking Space

Fourth Floor Apartment

Communal Entrance

Communal entrance, with security entry phone system, stairs to fourth floor.

Entrance Hall

Entrance door, wooden laminate flooring, intercom entry phone, coving to textured ceiling, sliding door to Bathroom.

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.

Inner Hallway

Leading on from entrance hall, opening through to living room/kitchen, airing cupboard hot water tank with immersion heater, opening doorway to Bedroom 1, laminate flooring.

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.



Living Room / Kitchen

9'6" x 16'10"

Living Area: Upvc double glazed window to the front of the property. wooden laminate ceramic tiled flooring, double power point(s), coved ceiling,

Kitchen Area: 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 and tiled splashbacks tiling, automatic washing machine, builtin electric oven & hob with extractor over, power point(s), space for fridge/freezer, open to living room.



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View of Living Room / Kitchen

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View of Kitchen

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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 Freezer

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



View of Fridge

Appliance: Brand new. 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 Washing Machine

Appliance: Brand new. 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.



Bedroom 1

11'6" x 7'8"

Fitted wardrobe(s), wooden laminate flooring, telephone point(s), power point(s).

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View of Bedroom

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Family Bathroom

Three piece comprising panelled bath with independent electric power shower, plus separate hand shower attachment over and curtain rail, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, mirrored cabinet, ceramic tiled flooring.

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Outside

Communal Gardens

Communal gardens, laid to lawn with mature shrubs and plants.



Allocated Private Parking Space

Allocated private parking space (numbered 45) and located to the rear of the block.



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



