



Property Consultants

Linking people to properties



£925 PCM
St. Winifreds Avenue
Saints Area, Luton, Bedfordshire LU3

1 CT
dg Property Consultants are pleased to offer for rent this spacious and very well presented 2 bedroom End of Terrace property located in the Saints area of Luton. Accommodation comprises: Entrance hall, good size lounge and dining room, fitted kitchen, 2 double bedrooms, family bathroom with electric shower. Benefits include: Gas central heating, double glazing, neatly presented front & rear gardens, ample off rd pkg and single garage. Available straight away as Unfurnished.

2 Bedroom End Of Terrace
Large Lounge & Dining Room
Good Size Fitted Kitchen
Double Glazing & Gas C - H
Off Road Parking And Garage
Offered As Unfurnished
Modern Family Bathroom
Good Size Rear Garden
Sought After Location
Very well Presented !

GROUND FLOOR

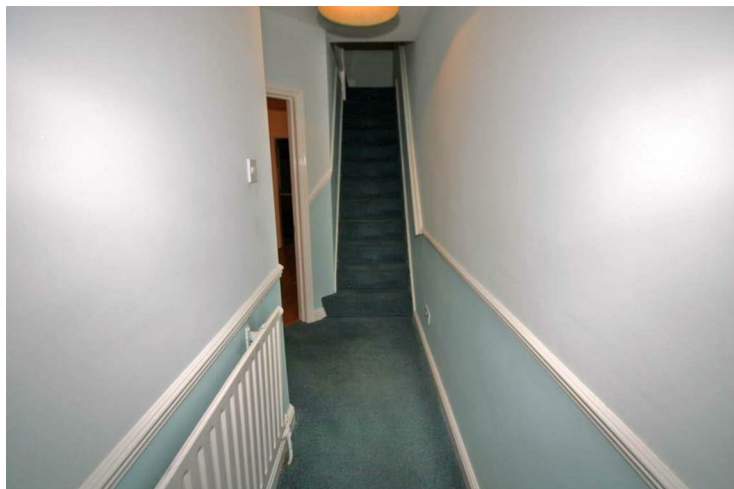
STORM PORCH

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.

ENTRANCE HALL

PVCu entrance door to entrance hall, single radiator, fitted carpet, double power points, dado rail, door to dining room, carpeted stairs to first floor landing.

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DINING ROOM

12'10" x 11'8"

Replacement PVCu double glazed window to rear with curtains & pole, single radiator, wooden laminate flooring, double power point(s), dado rail, coved ceiling with ceiling light, built-in under-stairs storage cupboard, door to kitchen, archway opening to lounge.

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LOUNGE

12'10" x 12'5" max

Replacement PVCu double glazed bay window to front with curtains rail and curtains plus nets, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), dado rail, coved ceiling with ceiling lights, two wall lights.

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View Of Lounge

Replacement PVCu double glazed bay window to front with curtains rail and curtains plus nets, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), dado rail, coved ceiling with ceiling lights, two wall lights.

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LOUNGE & DINING ROOM VIEW

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FITTED KITCHEN

12'10" x 8'6"

Fitted with a range of base and eye level units with worktop space over, breakfast bar with 2 x stools, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space and plumbing for automatic washing machine and tumble drier, built-in gas oven and four ring gas hob with extractor hood over left cleaned, replacement PVCu double glazed window to rear, replacement PVCu double glazed window to side, single radiator, ceramic tiled flooring, double power point(s), PVCu double glazed door to garden.

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KITCHEN VIEW

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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 Extractor

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



View Of Washing Machine

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



View Of Sink

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

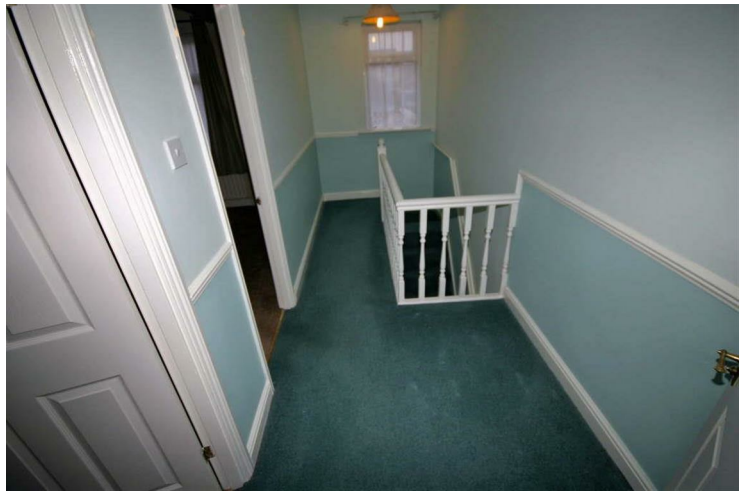


FIRST FLOOR

LANDING

Replacement PVCu double glazed window to rear with curtain rail, fitted carpet, double power point(s), dado rail, access to boarded loft space.

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BEDROOM 1

12'0" max x 11'3"

Replacement PVCu double glazed bay window to front with curtains rail and curtains plus nets, double radiator, fitted carpet, double power point(s), light shade, picture rail. Two freestanding wardrobes and a chest of draws.

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BEDROOM 1 VIEW

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BEDROOM 2

11'3" x 11'3"

Replacement PVCu double glazed window to rear with curtains and pole, single radiator, fitted carpet, double power point(s), picture rail.

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View Of Bedroom 2

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FAMILY BATHROOM

Three piece suite comprising panelled bath with power shower over and shower curtain, pedestal wash hand basin and low-level WC, tiled splashbacks, replacement PVCu double glazed window to front with curtain, single radiator, ceramic tiled flooring, recessed ceiling spotlights, towel rail, wall mirror.

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OUTSIDE

FRONT GARDEN

Concrete driveway to the side leading to garage and providing off-road parking for two cars, gated side access to rear, gravel front area with front boundary wall.

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 panelled fence to rear and sides, mainly laid to lawn, paved patio, outside water tap, gated side access to front.

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



SINGLE GARAGE

17'6" x 8'6"

Single pre-fabricated garage with metal up and over door, side personal door to rear garden.

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

Tenancy Start Date:

Tenants Signature.

Tenant(s) Signatures:

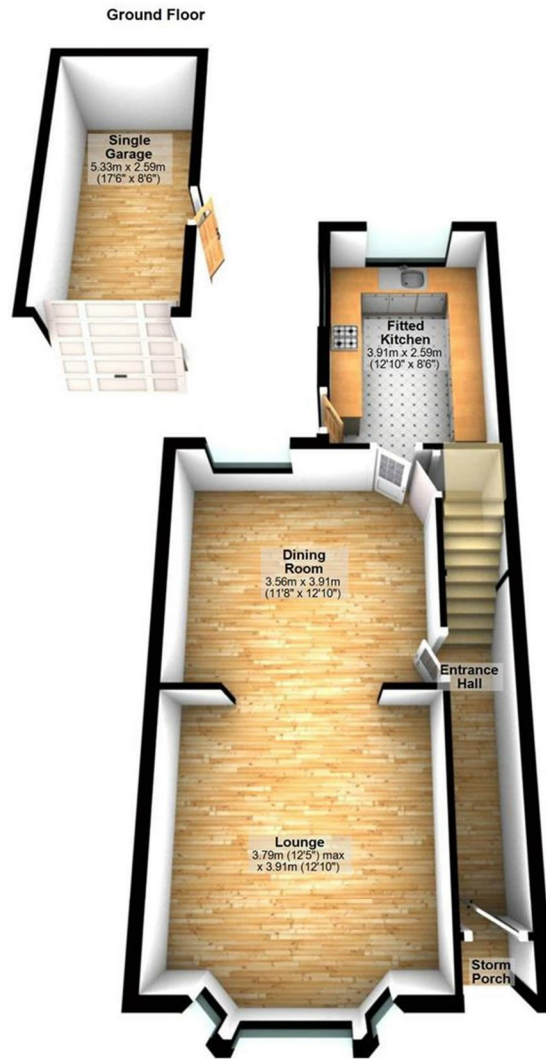
Tenants Printed Name.

Tenant(s) 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.



First Floor



