



# Property Consultants

Linking people to properties



## **£595 PCM** **Clarendon Road** **Luton, Beds LU2 7PQ**

dg Property Consultants are offering to let this property located within walking distance of Luton town center & mainline train station, ideal for a commuter. A well maintained 1st floor 1 bedroom apartment with accommodation comprising: Entrance hall with stairs to first floor, Lounge, kitchen/ diner, bedroom and bathroom. Benefits include: Double glazed, gas central heating and available straight away as unfurnished.

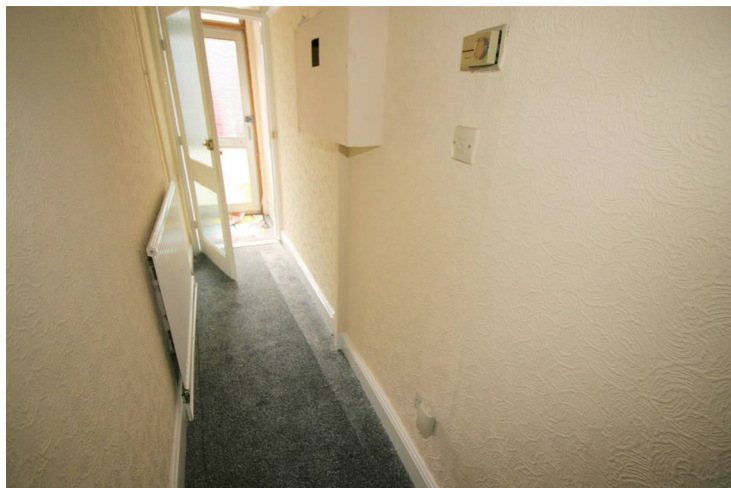
1 Bedroom Apartment  
Good Size Lounge  
Kitchen / Diner  
Family Bathroom  
2 Double Bedroom  
Dble Glzg & Gas C - H  
Close To Town Centre  
Ideal For A Commuter

## Ground Floor

### Ground floor Entrance hall

Ground floor entrance hall with carpeted stairs to first floor apartment.

Left clean, tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been redecorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.

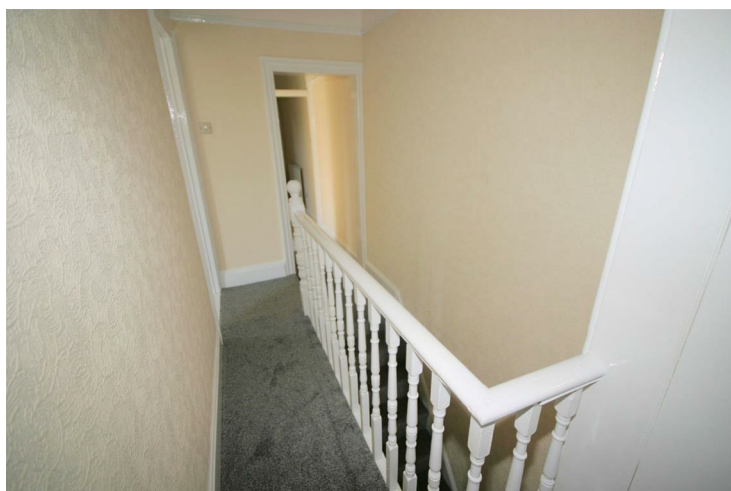


## 1st Floor

### 1st Floor Landing

Carpeted stairs from ground floor, fitted carpet, doors to lounge, kitchen/dining room, bedroom and bathroom, airing cupboard housing hot water tank.

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### Lounge

14'6" x 12'0"

Aluminium double glazed bay window to front, aluminium double glazed window to front with curtains & poles, single radiator, fitted carpet, telephone point(s), TV point(s), power point(s), picture rail, textured ceiling.

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### **View of Lounge**

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### **Kitchen / Diner**

10'0" x 10'0"

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, fridge and automatic washing machine, plumbing for automatic washing machine, electric oven, four ring gas hob with extractor hood over, sash window to rear, single radiator, vinyl flooring, power point(s), picture rail, textured ceiling with fluorescent strip, wall mounted gas boiler serving heating system and domestic hot water.



### **View of Hob**

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



### View of Oven

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



### View of Fridge

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.



## Bedroom 1

12'6" x 9'2"

Aluminium double glazed window to rear and side both with curtains & poles, single radiator, fitted carpet, power point(s), picture rail, textured ceiling.

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## View of Bedroom 1

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## Family Bathroom

Refitted with three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, half height ceramic tiling to all walls, replacement PVCu double glazed window to side with net, single radiator, vinyl flooring, textured ceiling. Left clean, tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been redecorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



## 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):

## **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.

## **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

