



Property Consultants

Linking people to properties



£650 PCM **Trinity Road** **Icknield Catchment,** **Luton Bedfordshire**

A well presented 1 bedroom 1st floor apartment. located in the popular Icknield Catchment area of Luton. Accommodation comprises: Entrance from ground floor with stairs to first floor accommodation: Landing, combined lounge/diner, fitted kitchen with built-in oven & hob and washing machine & fridge, good size bedroom with en-suite bathroom, communal gardens, off road parking area and single garage. Benefits include: Double glazing, electric heating. Available from March 2018 as unfurnished.

1st Floor Apartment
Living Room
Modern Fitted Kitchen
Modern Bathroom
Double Glazed
Electric Storage Radiators
1 Double Bedroom
Parking Area & Single Garage
Unfurnished
Available Early March 2018

Ground Floor Entrance

Wooden entrance door, Carpeted stairs to first floor landing & apartment, storage radiator.

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.

First Floor

Entrance Landing

Wooden laminate flooring, access to loft space, built-in storage cupboard with hanging space & hot water tank, carpeted stairs from ground floor, door s to fitted kitchen and living room, wood laminate flooring.

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.



Living Room

12'0" x 10'6"

Replacement uPVC double glazed window to front, electric storage heater, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), two good size built-in storage cupboard. door to bedroom.

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View of Living Room

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Fitted Kitchen

7'4" x 10'10"

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, under counter fridge, automatic washing machine, built-in electric four ring halogen hob with extractor hood over and built in electric oven, uPVC double glazed window to side, vinyl flooring, double power point(s).

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 Fitted Kitchen



View of Oven

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



View of Sink

Sink: 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 Extractor Hood

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



View of Fridge Freezer

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



Bedroom 1

12'2" x 10'0"

UPVC double glazed window to front, electric storage heater, wooden laminate flooring, double power point(s), door to bathroom.

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 Bedroom

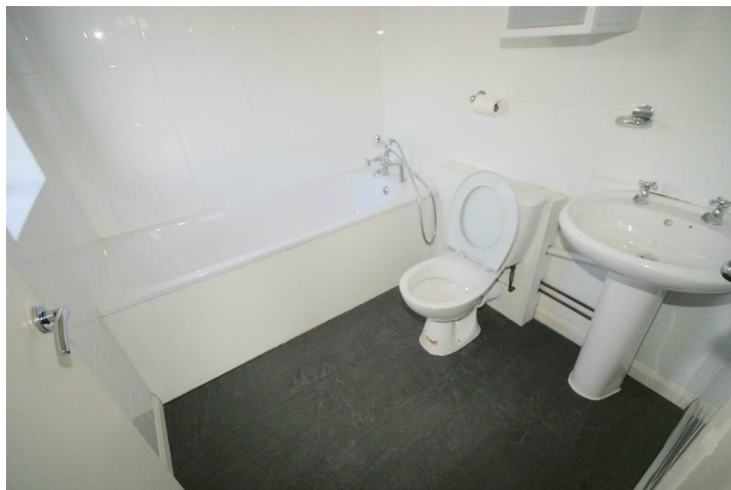
Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request.



Fitted Bathroom

Three piece comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to side, vinyl flooring.

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Outside

Communal Gardens

Mainly laid to lawn.

Off Road Parking

Off road parking area, located to the rear of the apartment block.

Single Garage

Single garage, located in a block to the rear of the property (the garage has a white garage door).



Internal View of Garage

Garage: Left neat and tidy as season presents. 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

