



Property Consultants

Linking people to properties



£565 Per Month **Riddy Lane, Icknield Area** **Luton, Bedfordshire LU3 2AD**

1 BEDROOM APARTMENT - PLUS £160 PCM for council tax, water, electricity, plus wifi.

A superbly presented 1 bedroom apartment, above a shop parade, part-furnished, located in the Icknield area of North Luton. Accommodation comprises: Communal entrance lobby with stairs to apartment entrance. Entrance door to landing, access to a combined lounge/diner/kitchen with appliances, separate bedroom & shower room. Benefits include: Double glazing, electric heating. Viewing highly recommended! Available End March.

1 Bedroom Apartment
Superbly Presented
Combined Lounge/Diner/Kitchen
Separate Bedroom
Good Size Shower Room
Available Straight Away
Double Glazing
Furnished & Bill Included + Wifi
Icknield Area - North Luton
Electric Heating

Entrance

Communal Entrance Lobby

Entrance lobby with stairs to flat.

Entrance Landing

Fitted carpet, folding door to Bedroom, door to lounge/kitchen and shower room.

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 / Diner & Kitchen Area

18'6" x 9'0"

Lounge Area: Replacement PVCu double glazed window to rear, electric panel heater, fitted carpet, TV point(s), double power point(s), textured ceiling.

Kitchen Area: Fitted with a range of matching base and wall units with work surface over, stainless steel sink unit, washing machine, fridge, built in electric oven & hob with extractor over, ceramic tiled 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.



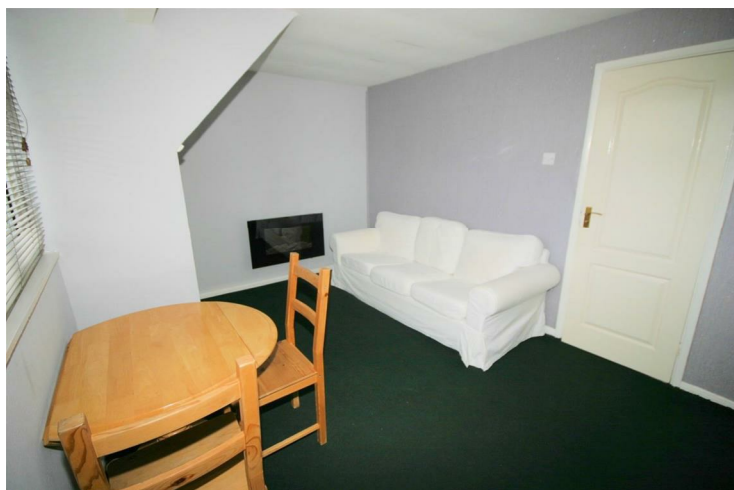
Living / Diner & Kitchen Area

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Living / Diner & Kitchen Area

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Living / Diner & Kitchen Area

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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 Sink

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



View of Fridge

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



Bedroom 1

10'6" x 8'6"

Replacement PVCu double glazed window to front, fitted carpet, double power point(s), textured ceiling.

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View of Bedroom One

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Shower Room

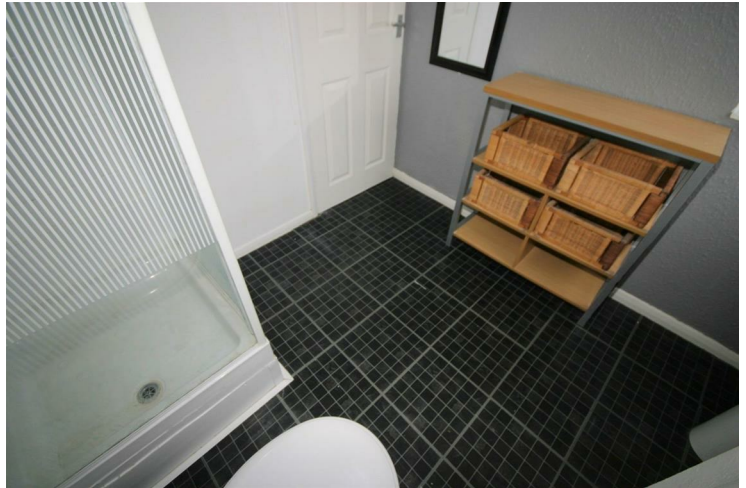
Three piece suite comprising tiled shower with shower and glass screen, pedestal wash hand basin with tiled splashbacks, low-level WC and electric fan heater, replacement PVCu double glazed window to front, vinyl flooring, textured ceiling.

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View of Shower Room

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Outside

Communal Area

Communal forecourt to front of flat, with steps to road side..

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.

Ground Floor

