

dg Property Consultants

Linking people to properties



£599 PCM **Skelton Close, Barton Hills** **Luton, Beds LU3 4HE**

Available Straight Away - Well Presented Studio Apartment.
This redecorated studio style property located on the popular Barton Hills development offers accommodation comprising: Entrance hall leading into a good size combined living room / bedroom with built in wardrobes, separate modern fitted kitchen, good size bathroom with shower. Benefits Include: Double Glazing, electric heating, ample built in storage cupboards, one off road parking space and communal gardens. Available straight away as unfurnished.

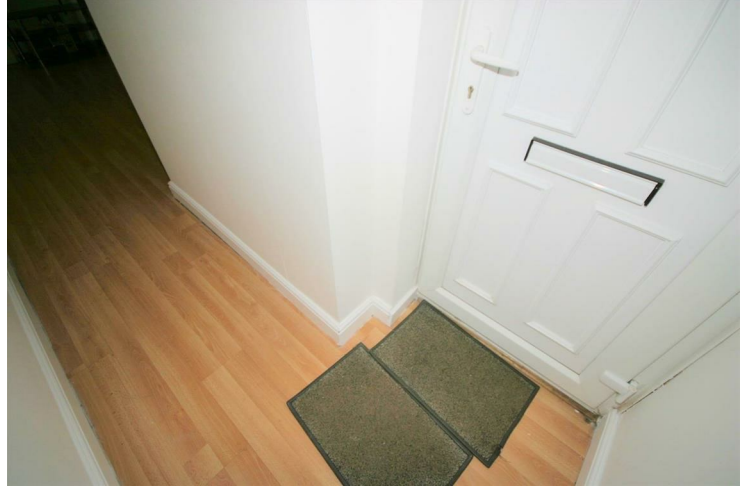
Large Studio Style Property
Large Living / Bedroom
Separate Fitted Kitchen
Modern Bathroom
Allocated Parking Area
Sought After Location
Unfurnished
Electric Heating
Well Presented
Available Straight away

Ground Floor

Entrance Hall

Upvc entrance door, wooden laminate flooring, power point(s), textured ceiling, opening through to the living / bedroom.

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 / Bedroom

12'6" x 20'6"

Two double glazed windows to front, two electric storage heaters, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, built-in double wardrobe(s), door to fitted kitchen, door to inner lobby, double doors to double wardrobes.

A glass TV stand and mattress is being left by the outgoing tenant for the incoming tenant: Miss Andreia Soraia Pereira Dos Santos. Who will need to remove the two items when she leaves the property.

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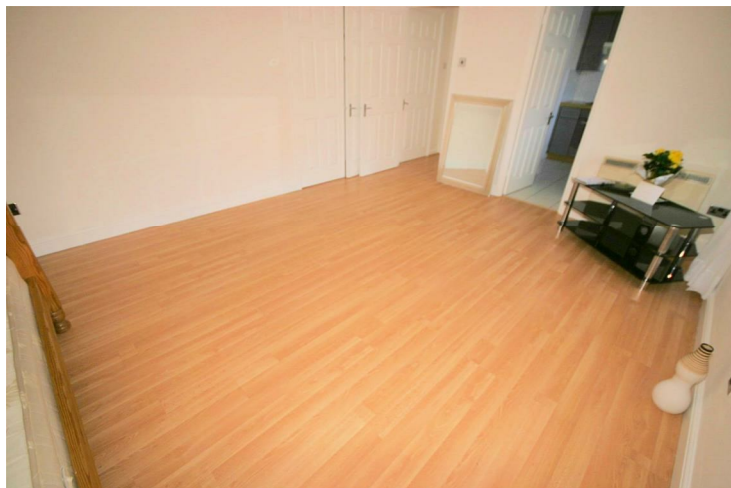
View of Living / Bedroom

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.



View of Living / Bedroom

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Fitted Kitchen

8'0" x 8'0"

Fitted with a matching range of base and eye level units with worktop space over with mixer tap polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, space and plumbing for an automatic washing machine, space for fridge/freezer, built-in electric oven, four ring electric hob with extractor hood over, double glazed window to front, wall mounted electric convection heater, ceramic tiled flooring, double power point(s), textured ceiling.

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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 Extractor

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.



View of Freezer

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



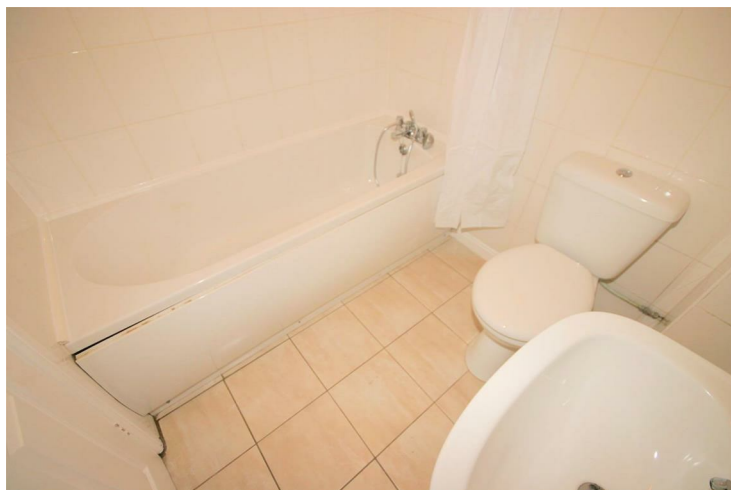
Inner Lobby

Wooden laminate flooring, built in storage cupboard, airing cupboard, door to bathroom.

Family Bathroom

Three piece suite comprising panelled bath with mixer shower attachment over, pedestal wash hand basin and low-level WC, extractor fan, wall mounted mirrored cabinet, wall mounted electric convection heater, ceramic tiled flooring, textured ceiling.

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View of Bathroom

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OUTSIDE

Communal Gardens

Communal gardens, well presented with lawns, mature shrubs & plants.

Allocated Parking Area

One allocated parking area to the side.

Agents Notes

NO Satellite Dishes are permitted.

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:

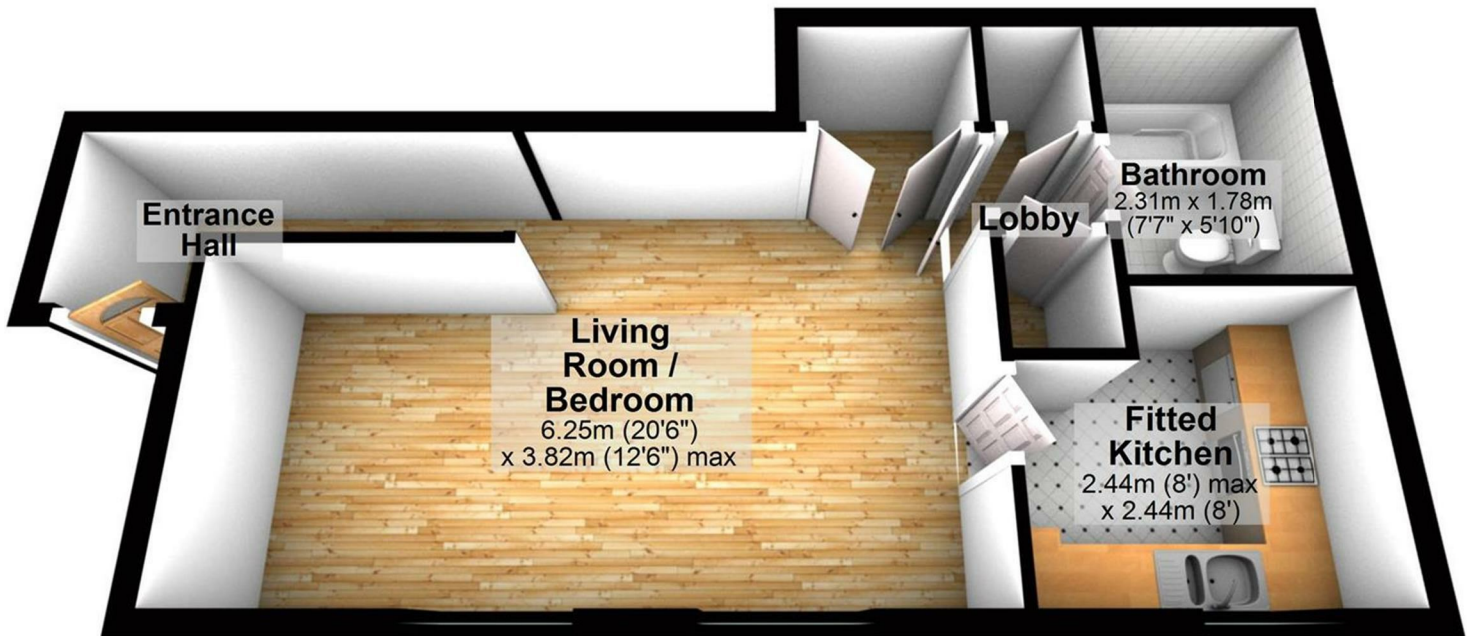
Tenants Printed Name.

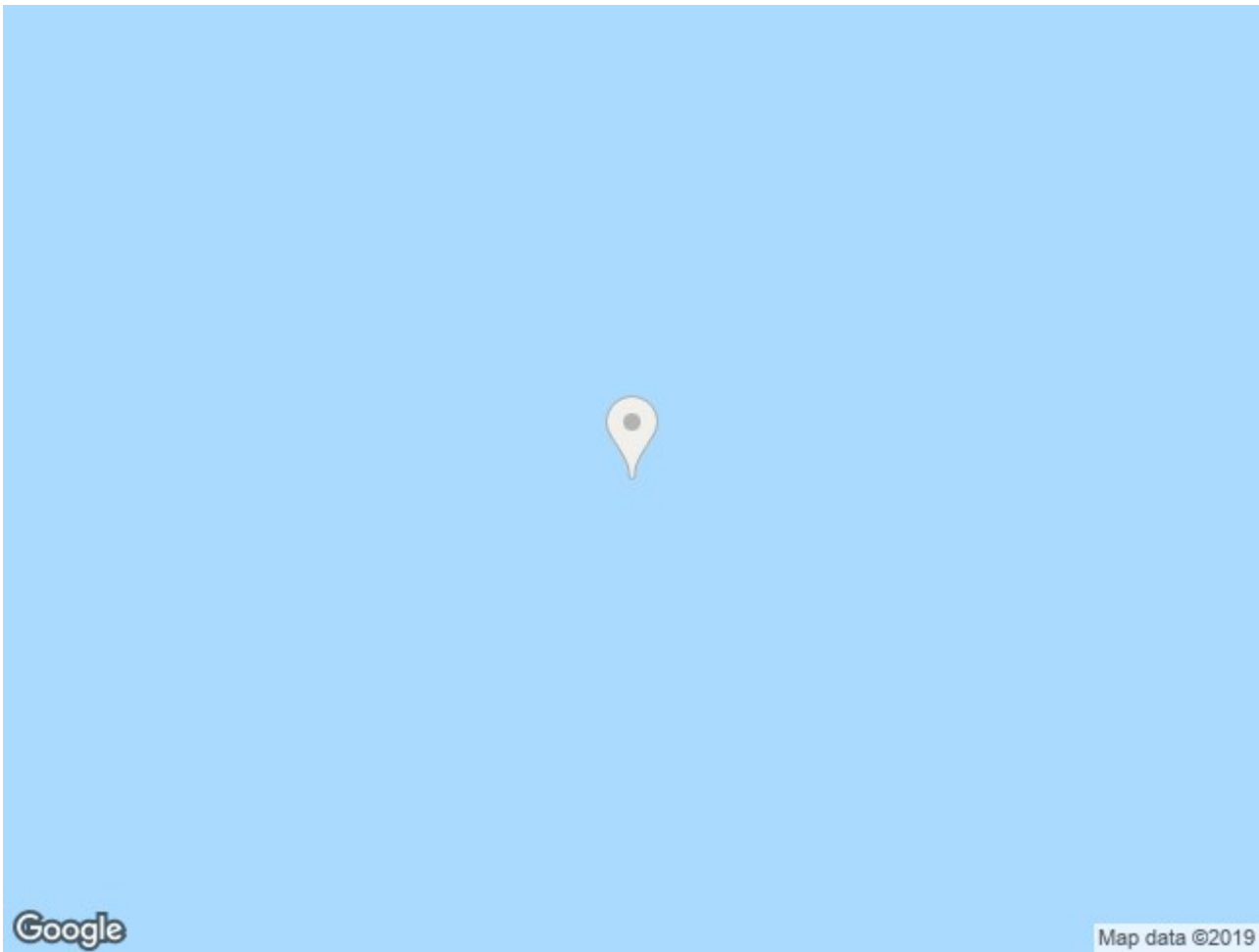
Tenant(s) Name(s):

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





Google

Map data ©2019

dg Property Consultants - Residential Sale - Lettings & Management

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

Sales: T: 01582 580500 E: sales@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

Letting: T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

