



# Property Consultants

Linking people to properties



## **£1,200 PCM** **Abbey Drive, Round Green** **Luton, Bedfordshire LU2 0LQ**

\*dg Property Consultants\* A spacious and fully refurbished 3 bedroom semi detached property, located within the Round Green area of Luton and walking distance from the Town Center, ideal for a commuter. Accommodation comprising: Entrance porch to hall, open plan lounge/dining room, refitted kitchen/breakfast room, lean to conservatory, covered passage way, utility area/room, 1st floor landing, 3 good size bedrooms, refitted family bathroom, frontage with off road parking for 2 vehicles, large rear garden. Benefits include: Gas central-heating and double glazing. Available straight away as unfurnished.

**Fully Refurbished**  
**Open Plan Living Area**  
**Refitted Kitchen**  
**Refitted Family Bathroom**  
**Redecorated Throughout**  
**Newly Fitted Flooring**  
**Off Road Parking For 2/3 Vehicles**  
**Spacious 3 Bedroom Semi**  
**Ideal For A Commuter**  
**Walking Distance From Town Center**

## Ground Floor

### Porch

Double glazed entrance patio doors, replacement uPVC double glazed window to front with composite entrance door leading through to the entrance hall.

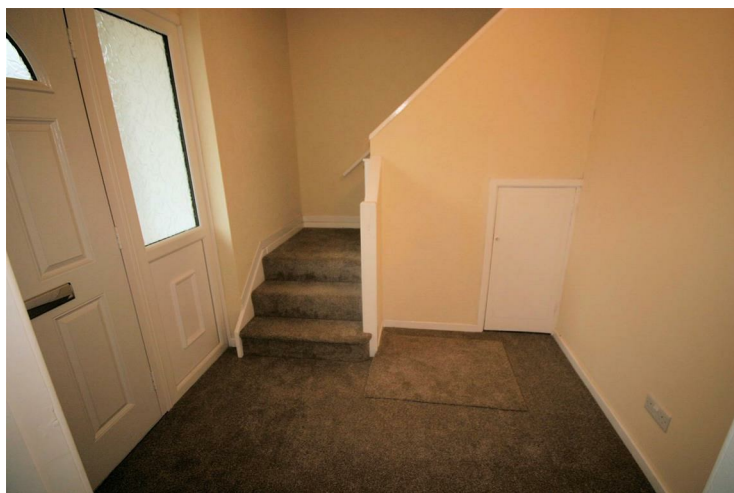
Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



### Entrance Hall

Double radiator, laminate flooring, double power point(s), smoke alarm, under-stairs storage cupboard, carpeted stairs to first floor landing, door lounge/dining room.

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### Lounge/Dining Room

19'11" x 12'6"

Replacement uPVC double glazed window to front, two double radiators, laminate flooring, TV point(s), double power point(s), double glazed patio doors conservatory to timber Lean to conservatory, opening kitchen / breakfast room.

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### **View of Lounge/Dining Room**

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### **View of Lounge/Dining Room**

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### **Timber Lean to Conservatory**

9' x 8'6"

Timber lean to conservatory,



## **Kitchen/Breakfast Room**

11'8" x 10'0"

Refitted with a matching range of base and eye level units with worktop space over and large matching breakfast bar, 1+1/2 bowl stainless steel unit with single drainer and mixer tap with tiled splashbacks, automatic washing machine, space for fridge/freezer in open cupboard area, built-in electric oven, four ring electric hob with extractor hood over, replacement uPVC double glazed window to rear, double radiator, laminate flooring, double power point(s), fluorescent strip, uPVC double glazed door to covered passageway,

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## **View of Kitchen/Breakfast Room**

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### **View of Sink**

Appliances & Sink: Brand New - Left thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



### **View of Extractor Fan**

Appliances & Sink: Brand New - Left thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



### **View of Hob**

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### **View of Oven**

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### **View of Washing Machine**

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### **Covered Passageway**

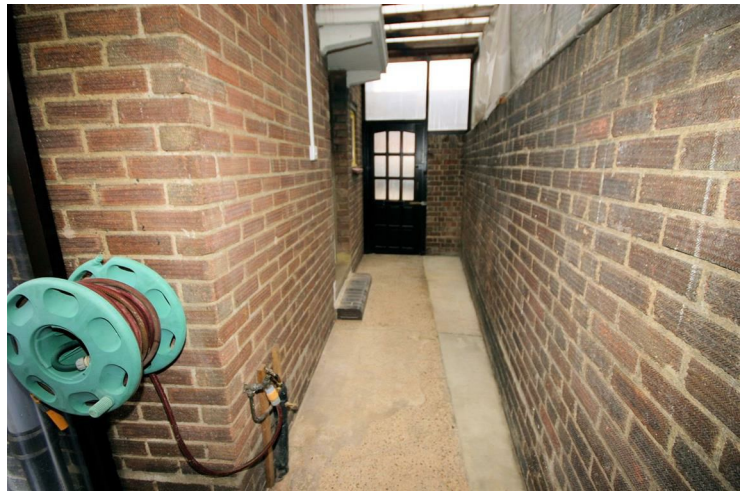
Hardwood door to front with window to the side. poly-carbonate roof covering, door to rear to garden, door to utility area/room.

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### **Covered Passageway**

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### **Utility Area**

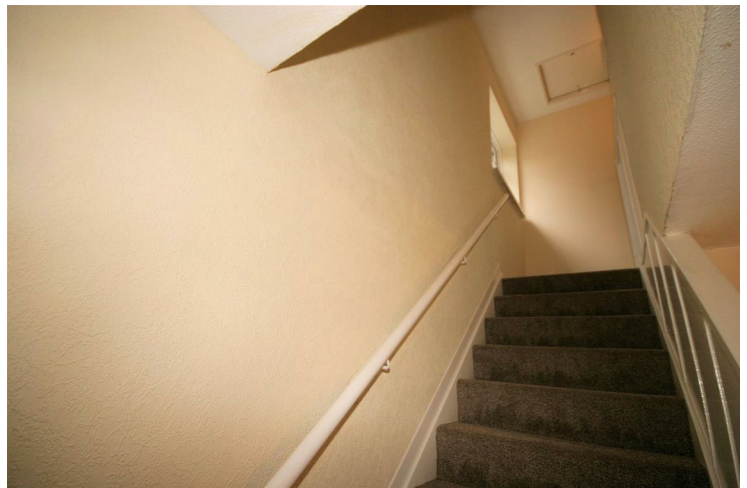
10'11" x 5'5"

Replacement uPVC double glazed window to rear, double power point(s).

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### **First Floor**

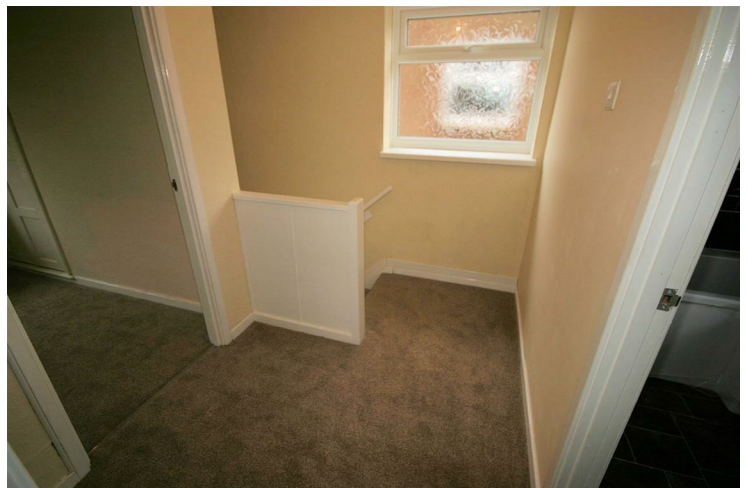
#### **View of Stairs**



### **Landing**

Replacement uPVC double glazed window to side, fitted carpet, access to loft space, smoke alarm, doors to all first floor rooms.

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### **Bedroom 1**

8'10" x 14'7"

Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).

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### **View of Bedroom 1**

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### **Bedroom 2**

10'9" x 11'5"

Replacement uPVC double glazed window to front, single radiator, fitted carpet, double power point(s).

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### **View of Bedroom 2**

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### **Bedroom 3**

8'0" x 8'2"

Replacement uPVC double glazed window to front, single radiator, fitted carpet, double power point(s), built-in storage cupboard housing the new wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control.

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### **View of Bedroom 3**

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## Family Bathroom

Recently refitted with three piece suite comprising panelled bath with independent overhead rain power shower over, pedestal wash hand basin and low-level, full height ceramic tiling to two walls, replacement uPVC double glazed window to rear, double radiator, vinyl flooring.

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## View Bathroom

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## Outside

### Frontage

Paved frontage offering off road parking for 2 vehicles, side access to the rear garden via covered passage way. Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



### Rear Garden

Large rear garden, lawn, patio's, access to front via covered side passage way.

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



### View of Rear Garden

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



### View of Rear Garden

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



### Off Road Parking

Odd road parking to front for two cars.

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

## Keys

2 x Front Patio Door

2 x Front Entrance Door

2 x Side Kitchen Door

1 x Patio Door Keys to Conservatory

## 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):

## Tenant(s) Application

Tenant(s) Applications:

Once you have found a suitable property to rent and all has been agreed, you will be required to complete our tenant(s) application form, which need to be completed individually and submitted with supporting documentation as follows.

Photo ID: A valid Passport or ID Card (None UK or EU residences a residence card or valid Visa will be required)

Proof of Residence: A current utility bill.

Employment Details: Employment payment records (payslips or a P60).

Bank Statements: 6 Months bank statements (showing income & regular rental payments).

dg Property Consultants will not be unable to withdraw the property from the market until the completed application along with supporting documentation and the holding deposit has been received.

Right to Rent checks, Credit Checks/Searches and References:

These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

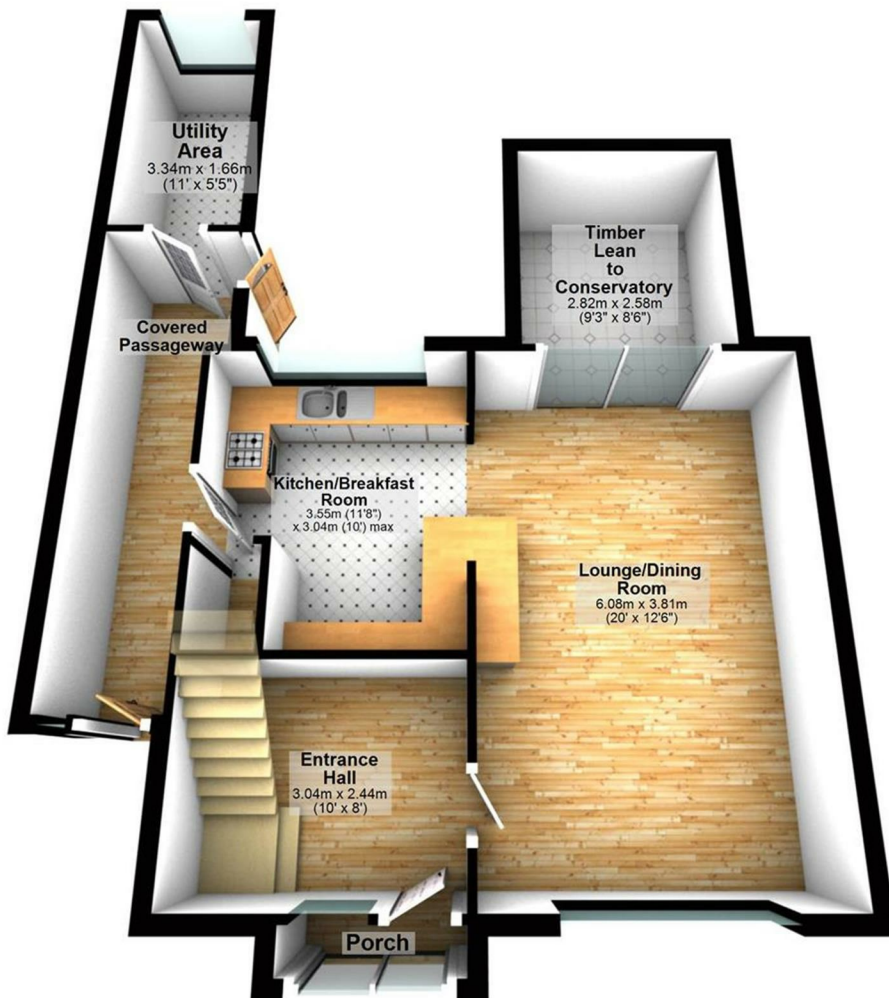
In the event of a Guarantor being required, the same reference procedure above will apply.

Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

## 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



## First Floor

