



Property Consultants

Linking people to properties



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

1 BEDROOM APARTMENT - PLUS £160 PCM for bills = 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 2020.

1 Bedroom Apartment
Superbly Presented
Combined Lounge/Diner/Kitchen
Separate Bedroom
Good Size Shower Room
Available End of March 2020
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.

Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. 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.

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Living Room/ Dining Room Area

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View of Hob

Appliances & Sink: 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 Oven

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View of Fridge

Appliances & Sink: 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

Appliances & Sink: 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.

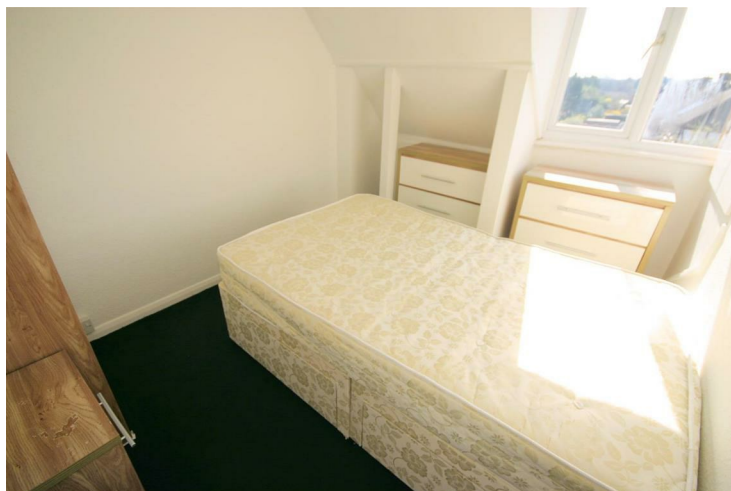


Bedroom 1

10'6" x 8'6"

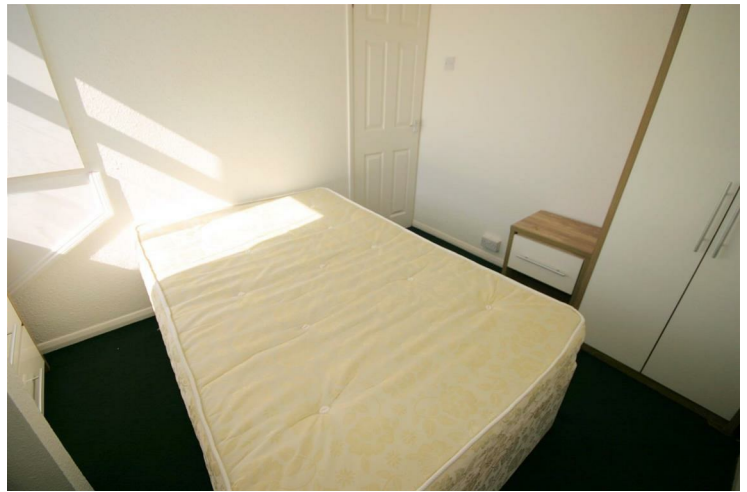
Replacement PVCu double glazed window to front, fitted carpet, double power point(s), textured ceiling.

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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..

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.

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):

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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

