



# Property Consultants

Linking people to properties



## **£1,150 PCM** **Albury Close, Barton Hills** **Luton, Beds LU3 4AY**

dg Property Consultants are pleased to offer this superbly presented 3 bedroom detached property to rent, located in a cul-de-sac on the popular Barton Hills development. Available straight away !  
Accommodation comprises: Entrance hall, cloakroom, large living room, re-fitted kitchen/diner with integral appliances, 3 bedrooms, re-fitted family bathroom, frontage with ample off rd parking leading to single garage and landscaped rear garden. Benefits include: double glazed & gas central-heating.

3 Bedroom Detached  
Good Size Lounge  
Fitted Kitchen / Diner  
Double Glazing & Gas C - H  
Cloakroom  
Ample Off Road Parking  
Landscaped Rear Garden  
Re-Fitted Family Bathroom  
Single Detached Garage  
Available Straight Away

## Ground Floor

### Storm Porch

#### Entrance Hall

PVCu double glazed entrance door, Ceramic tiled flooring, power point(s), textured ceiling, door to lounge, door to cloakroom.

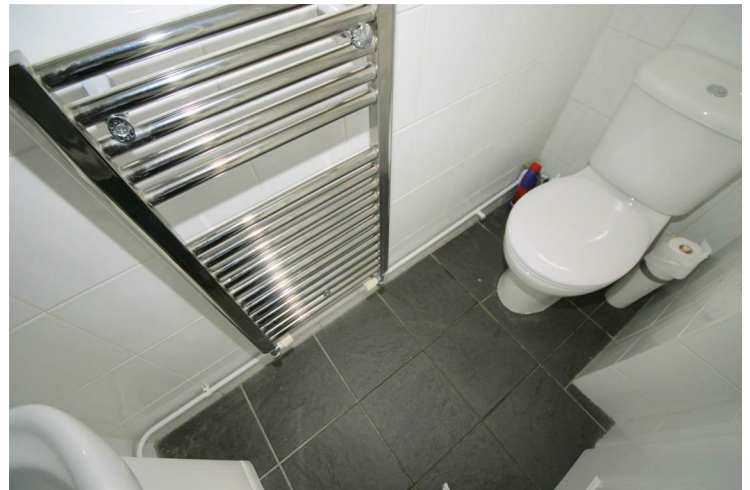
Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



#### Cloakroom

Replacement PVCu double glazed window to front, recently refitted with two piece suite vanity wash hand basin in vanity unit with cupboards under and vanity mirror, low-level WC and heated towel rail, half height ceramic tiling to all walls, ceramic tiled flooring.

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#### View of Cloakroom

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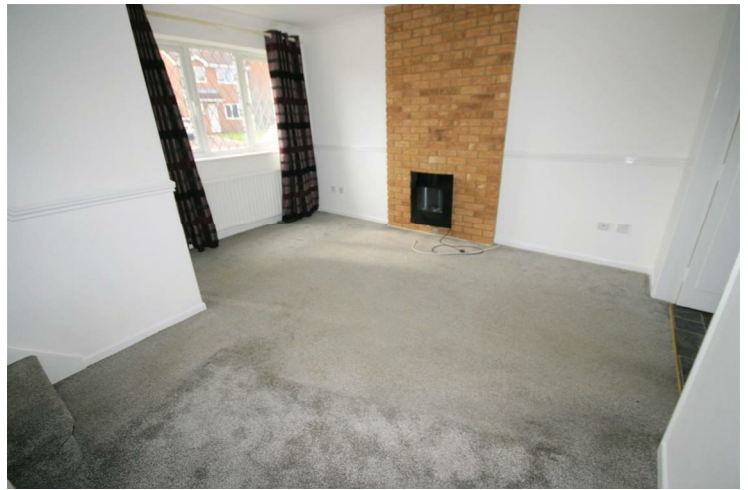


## Lounge

15'1" x 13'6" max

Replacement PVCu double glazed window to front, replacement PVCu double glazed window to side with curtain poles, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), dado rail, electric wall mounted fire, coving to textured ceiling with ceiling light, glazed french double doors leading to dining room and kitchen.

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## View of Lounge

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## **Kitchen / Diner**

15'1" x 8'10"

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, integrated fridge/freezer, space and plumbing for automatic washing machine, built-in electric oven with four ring gas hob and extractor hood over, replacement PVCu double glazed window to rear, vinyl flooring, double power point(s), coving to textured ceiling with ceiling spot lights, wall mounted gas boiler serving heating system and domestic hot water, PVCu double glazed french double doors to garden, PVCu double glazed door to side.



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## **View of Kitchen / Diner**

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### **View of Kitchen / Diner**

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### **View of Oven**

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 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 Extractor Hood**

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### **View of Fridge**

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### **View of Freezer**

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### View of Sink

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### View of Microwave

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### Dining Area

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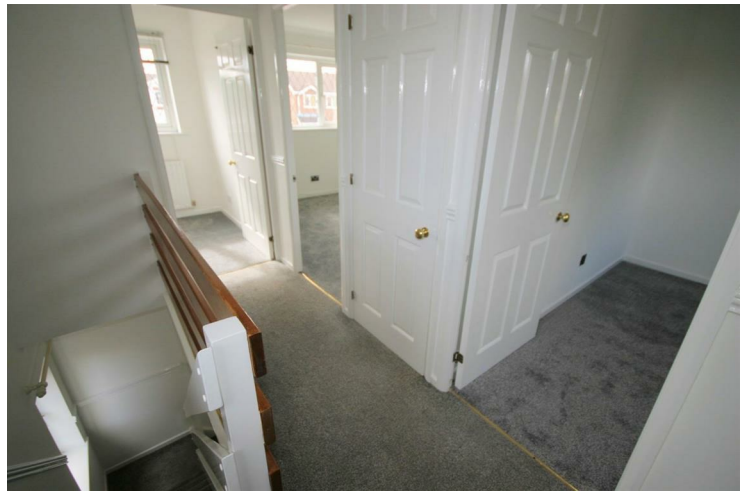


### First Floor

## Landing

Replacement PVCu double glazed window to side, fitted carpet, power point(s), dado rail, coving to textured ceiling, access to loft space, airing cupboard.

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## Bedroom 1

11'1" x 8'5"

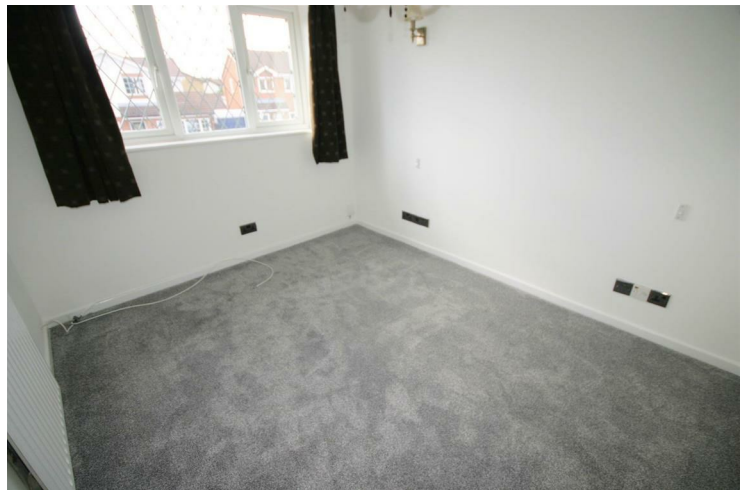
Replacement PVCu double glazed window to front with curtains & poles, fitted wardrobe(s), single radiator, fitted carpet, double power point(s), coving to textured ceiling with ceiling light.

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## View of Bedroom 1

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## Bedroom 2

9'8" x 8'5"

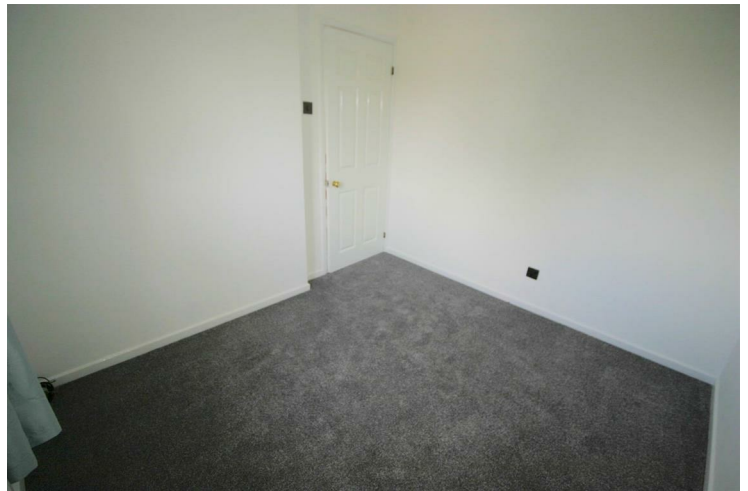
Replacement PVCu double glazed window to rear with curtains & poles, single radiator, fitted carpet, power point(s), textured ceiling.

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## View of Bedroom 2

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## Bedroom 3

6'4" x 6'0"

Replacement PVCu double glazed window to front with curtains & poles, single radiator, fitted carpet, telephone point(s), power point(s), textured ceiling.

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## Family Bathroom

Recently refitted three piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, replacement PVCu double glazed window to rear, ceramic tiled flooring, coving to textured ceiling.

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## View of Bathroom

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## Outside

### Front Garden

Mainly laid to lawn, block paved driveway to the front and side leading to garage and providing off-road parking for three cars, gated side access to rear. Left neat & tidy.



## Rear Garden

Enclosed by timber panelled fence to rear and sides, mainly laid to lawn, patio timber and decking, mature flower and shrub borders, gated side access to front.

Garden - Neat tidy and presentable. The maintenance of the garden during the tenancy is down to the tenant and should be in the same condition at the end of the tenancy.



## View of Rear Garden

Garden - Neat tidy and presentable. The maintenance of the garden during the tenancy is down to the tenant and should be in the same condition at the end of the tenancy.



## Single Detached Garage

17'0" x 8'6"

Detached brick built single garage with power and light connected, electric metal up and over door.

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## 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



