



Property Consultants

Linking people to properties



£1,100 PCM **Riddy Lane, Icknield Catchment** **Luton, Bedfordshire LU3 2AD**

dg Property Consultants are offering this good size and very well presented 3 bedroom 1st floor apartment, located in the sought after Icknield catchment area. Accommodation comprising: Entrance hall, good size combined lounge/dining room, re fitted kitchen/breakfast room, 3 bedrooms and refitted family bathroom, front balcony area. Benefits include: Double glazing and electric central heating to radiators. Offered as unfurnished and available from Straight Away

3 Bedroom Apartment
Very Well Presented
Fitted Kitchen/Breakfast Room
Refitted Bathroom
Double Glazed
Electric On Demand Radiators
Spacious Apartment
Offered As Unfurnished
Available Straight Away
Lounge / Dining Room

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

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



Ground Floor

Entrance Hall

Replacement UPVC entrance door plus replacement UPVC double glazed window to front, double wall mounted electric radiator with independent heat & timer control, fitted carpet flooring, power point(s), textured ceiling, airing cupboard housing hot water tank, carpeted stairs to first floor, doors to lounge/diner, kitchen and bathroom.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



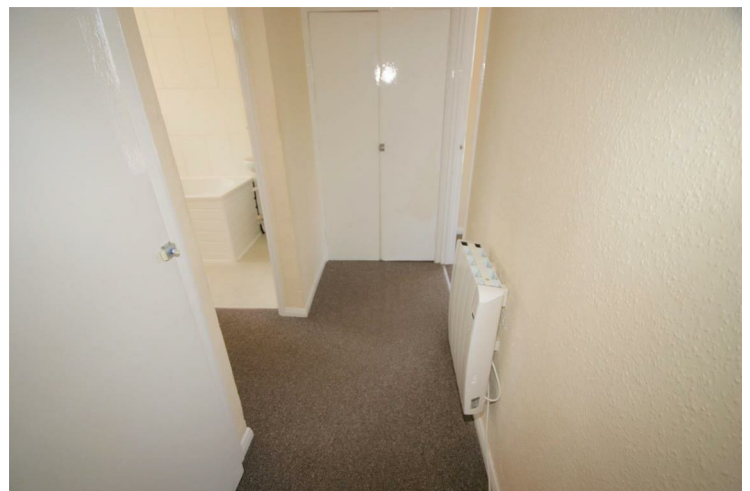
View of Entrance Hall

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View of Entrance Hall

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Lounge/Dining Room

19' x 12'

Replacement uPVC double glazed window to side, three replacement uPVC double glazed window to the front, double wall mounted electric radiator with independent heat & timer control, fitted carpet, TV point(s), double power point(s).

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View Of Lounge/Dining Room

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Fitted Kitchen / Breakfast Room

12'6" x 8'6"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for dining table, plumbing for automatic washing machine (washing machine left for the incoming tenants, this is not the landlords responsibility), space for fridge/freezer, built in oven & hob with extractor fan over, replacement uPVC double glazed window to front, vinyl flooring, double power point(s), coved ceiling.

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View Of Kitchen / Breakfast Room

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View Of Kitchen / Breakfast Room

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View OF Washing Machine

Appliances: Left professionally and 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 Sink

Appliances: Left professionally and 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: Left professionally and 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

Appliances: Left professionally and 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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Family Bathroom

8' x 5'

Refitted with three piece suite comprising panelled bath with taps and independent electric power shower over bath and shower curtain and rail, pedestal wash hand basin and low-level, tiled splashbacks, replacement uPVC double glazed window to front, vinyl flooring.

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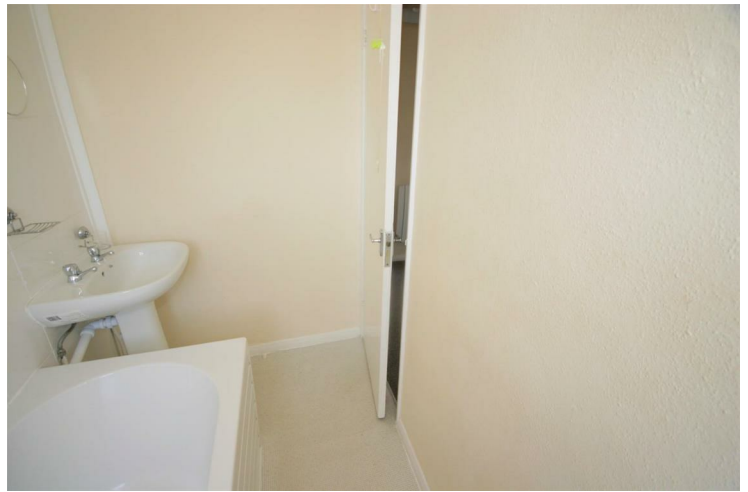
View OF Family Bathroom

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View of Family Bathroom

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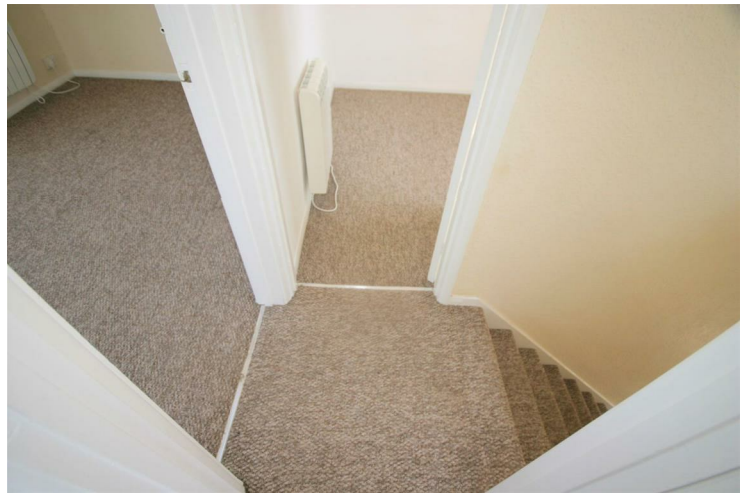


First Floor

Landing

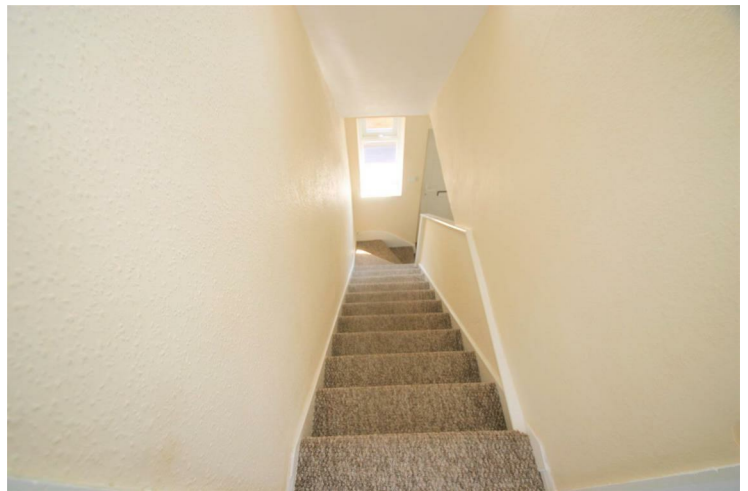
Fitted carpet, door to all bedrooms.

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View of Stairs

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Bedroom 1

19' x 9'

Replacement uPVC double glazed box bay window to front, double wall mounted electric radiator with independent heat & timer control,, fitted carpet flooring, power point(s), double power point(s), textured ceiling.

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View of Bedroom 1

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Bedroom 2

10' x 8

Replacement uPVC double glazed window to front, double wall mounted electric radiator with independent heat & timer control,, fitted carpet, double power point(s).

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View of Bedroom 2

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Bedroom 3

10' x 7'6"

Replacement uPVC double glazed window to side, replacement uPVC double glazed window to front, double wall mounted electric radiator with independent heat & timer control, fitted carpet flooring, power point(s), double power point(s), textured ceiling.

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View of Bedroom 3

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Outside

Front Balcony

Front balcony, access to the front of the property.



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.

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

Tenancy Date

Tenancy Start Date:

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:

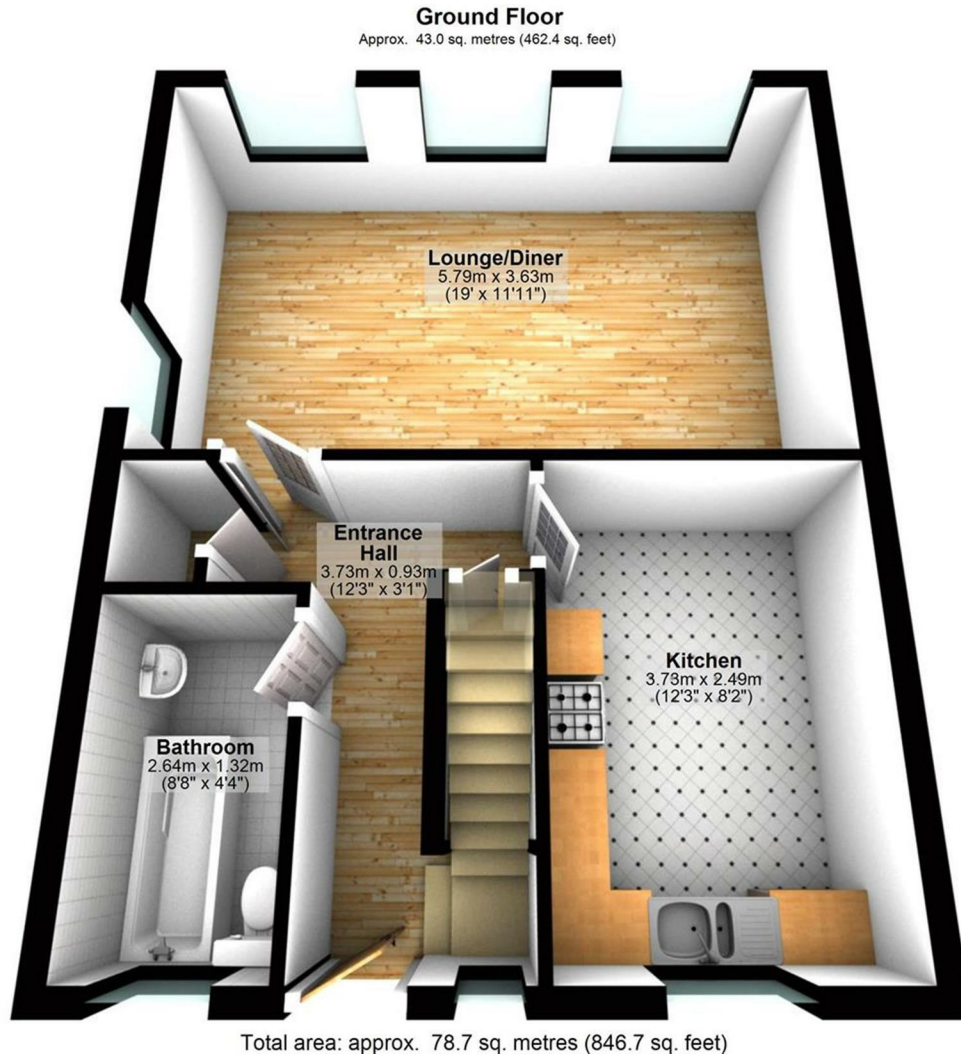
These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

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.



First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)

