



Property Consultants

Linking people to properties



£1,100 PCM

The Academy, Holly Street

Luton, Bedfordshire LU1 3DD

dg Property Consultants are offering for rent this spacious and well presented 2 bedroom top floor apartment with in a private development, located in Luton Town Centre, offered as unfurnished & available straight away. Ideal for a commuter.

Accommodation comprises: Security entrance to communal areas, apartment entrance hall, combined lounge/diner open to a fitted kitchen, 2 double bedrooms the master with an en-suite, separate family bathroom, communal areas and private gated secure underground parking space. Benefits include: Double glazing & electric heating. Viewing is highly recommended.

Call Team DG on 01582-580500 to arrange a viewing.

Large 2 Bedroom Apartment

En-Suite Shower Room

Combined Lounge / Diner

Fitted Kitchen

Secure Underground Parking

Electric Heating

Double Glazed

Family Bathroom

Ideal For A Commuter

Unfurnished

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



Apartment Accommodation

Entrance Hall

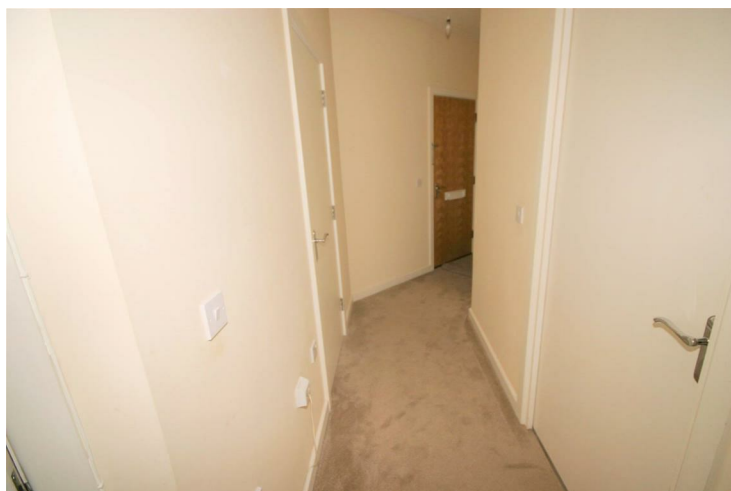
Fitted carpet, power point(s), storage cupboard, storage cupboard, plus airing cupboard. access to all apartment rooms.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been recently 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



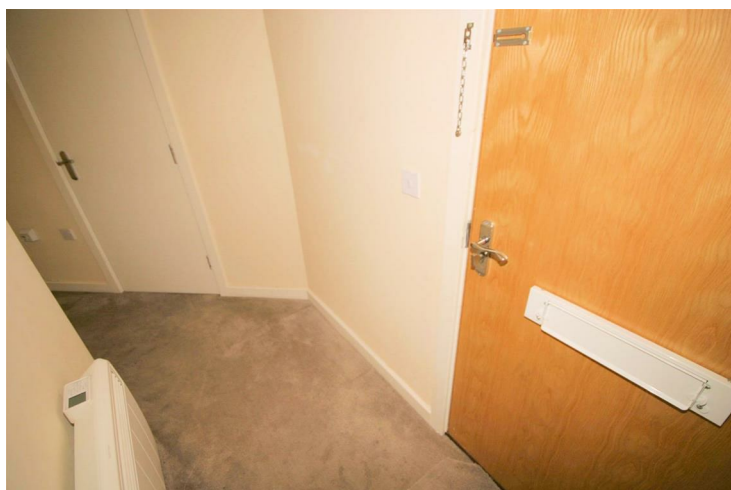
View of Entrance Hall

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Lounge/Diner

14'6" x 11'3"

Two uPVC double glazed windows to front incorporating uPVC double glazed french doors to front, electric panel heater, fitted carpet, telephone point(s), TV point(s), power point(s), opening kitchen.

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View of Lounge Diner

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Fitted Kitchen

6'2" x 11'3"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, fridge/freezer and automatic washing machine, built-in electric oven, four ring electric hob with extractor hood over, vinyl flooring, power point(s).

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View of Fitted Kitchen

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View of Sink

Appliances & Sink: 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 Fan

Appliances & Sink: 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 & Sink: 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

Appliances & Sink: 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 Dishwasher

Appliances & Sink: 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 Washing Machine

Appliances & Sink: 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.



Bedroom 1

14'6" x 11'6"

UPVC double glazed window to front, electric panel heater, fitted carpet, power point(s), door to en-suite shower room. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been recently 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 Bedroom 1

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En-suite Shower Room

Three comprising pedestal wash hand basin, tiled shower cubicle with power shower and glass screen, low-level WC, tiled splashbacks, extractor fan, vinyl flooring.

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Bedroom 2

10'8" x 8'11"

UPVC double glazed window to front, electric panel heater, fitted carpet, power point(s).

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View of Bedroom 2

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Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and WC, ceramic tiling to two walls, extractor fan, vinyl flooring. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been recently 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 Family Bathroom

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Outside

View of Balcony

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Communal Gardens

Communal gardens - well presented.



Secure Undercover Parking

Secure under apartment block parking area, access via electric gates.



Keys

- 1 x Main Block Keys
- 2 x Main Apartment Front Door
- 1 x Balcony Door Key
- 1 x Electric Undercover Parking

Should any of the keys be lost or need replacement, then the cost will be paid by the tenants.

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.

Ground Floor

