



DG
Property
Consultants
Estd. 2000



£1,250 PCM
Ashton Road
Luton, LU1 3QE

DG Property Consultants are offering this good sized and well presented 2 bedroom terrace property located close to Luton Town Centre, ideal for a commuter.

Accommodation comprising: Entrance into a good size combined lounge/diner, refitted kitchen, modern ground floor family bathroom, 1st floor, 2 double bedrooms. Outside: Private rear Garden.

Benefits Include: Gas central heating & double glazing.

Available from Straight Away as unfurnished.

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

Close to the Town Centre

Available Straight Away

Gas Central Heating

Double Glazed Windows

Ideal for a Commuter

Modern Ground Floor Bathroom

Modern Kitchen

Two Double Sized Bedrooms

Good Sized Rear Garden

Unfurnished



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Ground Floor

Lounge/Dining Room

24'2" x 9'4"

Living/Dining Room which leads to kitchen, UPVC double glazed window to front, two radiators, laminate flooring, power point(s), textured ceiling, uPVC double glazed double door to rear, doors to storage cupboard, stairs to first floor landing.

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



View of Lounge/Dining Room

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Kitchen

11'5" x 5'6"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge, freezer, washing machine and cooker, uPVC double glazed window to side, laminate flooring, power point(s), textured ceiling, door to bathroom.

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View of Kitchen

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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 Hob

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View of Sink

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View of Fridge

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View of Freezer

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View of Washing Macine

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View of Grill

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Family Bathroom

Fitted with three piece suite comprising: modern white suite, panelled bath with electric shower over and glass screen, pedestal was h hand basin, low level Wc, ceramic tiled flooring, fully tiled walls. uPVC double glazed window to side, tiled flooring, textured ceiling.

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View of Family Bathroom

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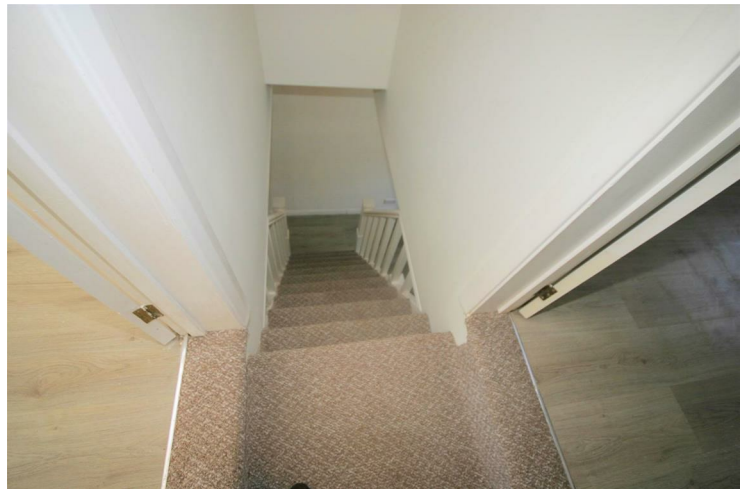


First Floor

Landing

Fitted carpet, doors to Bedroom 1 & 2.

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Bedroom 1

11'3" x 9'4"

UPVC double glazed window to rear, single radiator, laminate flooring, power point(s), textured ceiling.

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View of Bedroom 1

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Bedroom 2

10'5" x 9'4"

UPVC double glazed window to front, single radiator, laminate flooring, textured ceiling, double door to storage cupboard.

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View of Bedroom 2

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Outside



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Front of Property

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



Rear Garden

Enclosed by timber panelled fencing, decking area, bark area, side access to the front.

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View of Rear Garden

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View of Rear Garden

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



Council Tax Band

Council Tax Band: B

Charge Per Year: £1,638.51

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:



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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 able to withdraw the property from the market until the completed application along with supporting documentation have been received. Also, holding deposit may be requested.

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.



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Ground Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



Total area: approx. 51.4 sq. metres (552.8 sq. feet)



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First Floor

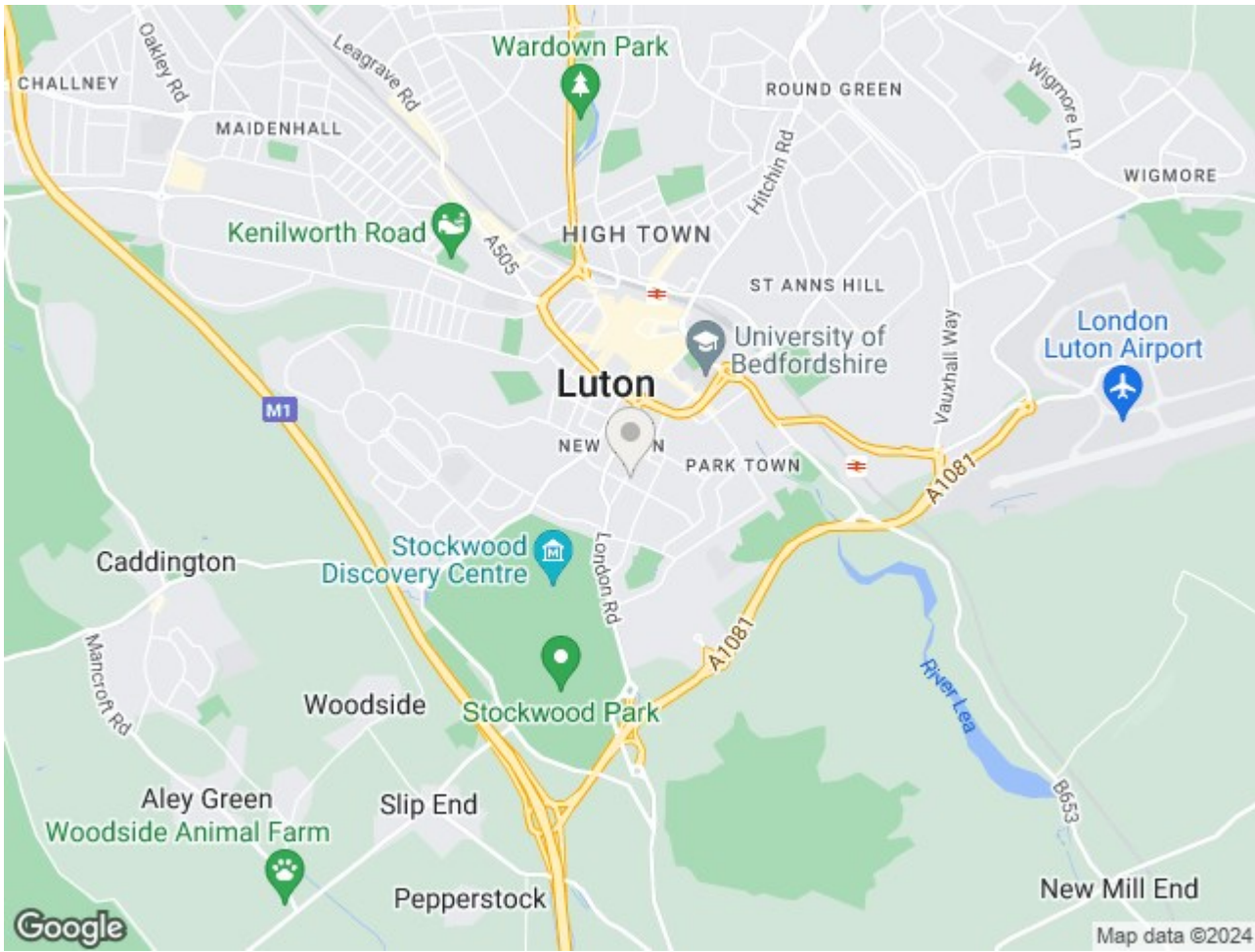
Approx. 21.8 sq. metres (234.5 sq. feet)



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