



**DG**  
Property  
Consultants  
Estd. 2000



**£950 PCM**  
**Trinity Road**  
**Luton, Bedfordshire LU3 2NF**

DG Property Consultants are pleased to be offering this well presented and good size 1 bedroom ground floor apartment, located in the Icknield Catchment area, close to Leagrave Station, ideal for a commuter.

Accommodation comprises: Entrance into a combined lounge/diner, fitted kitchen with built in oven, hob and extractor, 1 bedroom with en-suite bathroom with electric shower. Benefits Include: Double Glazing, electric economy heating and off road parking to the rear communal parking area. Available from the end of February 2025 as unfurnished.

Call Team DG to arrange a viewing 01582-580500.

**Fully Refurbished**  
**Refitted Kitchen**  
**Living Room**  
**Refitted En-suite to Main Bedroom**  
**Double Glazed**  
**Electric Storage Radiators**  
**Communal Off Road Parking**  
**Ground floor Apartment**



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PROTECTED



## Ground Floor Accommodation

### Living Room

11'7" x 10'6"

Entrance door with UPVC double glazed window to front, electric storage heater, fitted carpet, telephone point(s), TV point(s), double power point(s), doors to fitted kitchen and bedroom.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling, or woodwork as the pictures illustrates. 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 Living Room

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### View of Living Room

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The Property  
Ombudsman

## Fitted Kitchen

6'5" x 12'8"

Refitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, newly installed built-in electric oven, electric hob with extractor hood over, uPVC double glazed window to side, wall mounted electric panel heater, vinyl flooring, double power point(s), door to storage cupboard. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling, or woodwork as the pictures illustrates. 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 Fitted Kitchen

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## View of Fitted Kitchen

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## **View of Oven**

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 Extractor**

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.



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## View of Hob

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## Store Room

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## Bedroom 1

12'2" x 8'5"

UPVC double glazed window to front, fitted carpet, double power point(s), door to en-suite bathroom.

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## **View of Bedroom**

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## **En-suite Bathroom**

Recently refitted with three piece suite with panelled bath with fitted electric shower over, pedestal wash hand basin and low-level WC, uPVC double glazed window to side, wall mounted electric convection heater, vinyl, double power point(s).

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## **View of En-suite Bathroom**

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## **Outside of the property**

### **Communal Gardens**

Communal gardens all around the block.

### **Off Road Parking Space**

Communal off road parking to car park, located rear of the block.



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## **Council Tax Band**

Council Tax Band : A

Charge Per Year : £1473

## **Property Keys**

Keys - Fobs - supplies for the property you are renting.

2 X FRONT DOOR KEYS

1 ELECTRIC METER KEY TO TOP UP ELECTRIC.

## **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 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



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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



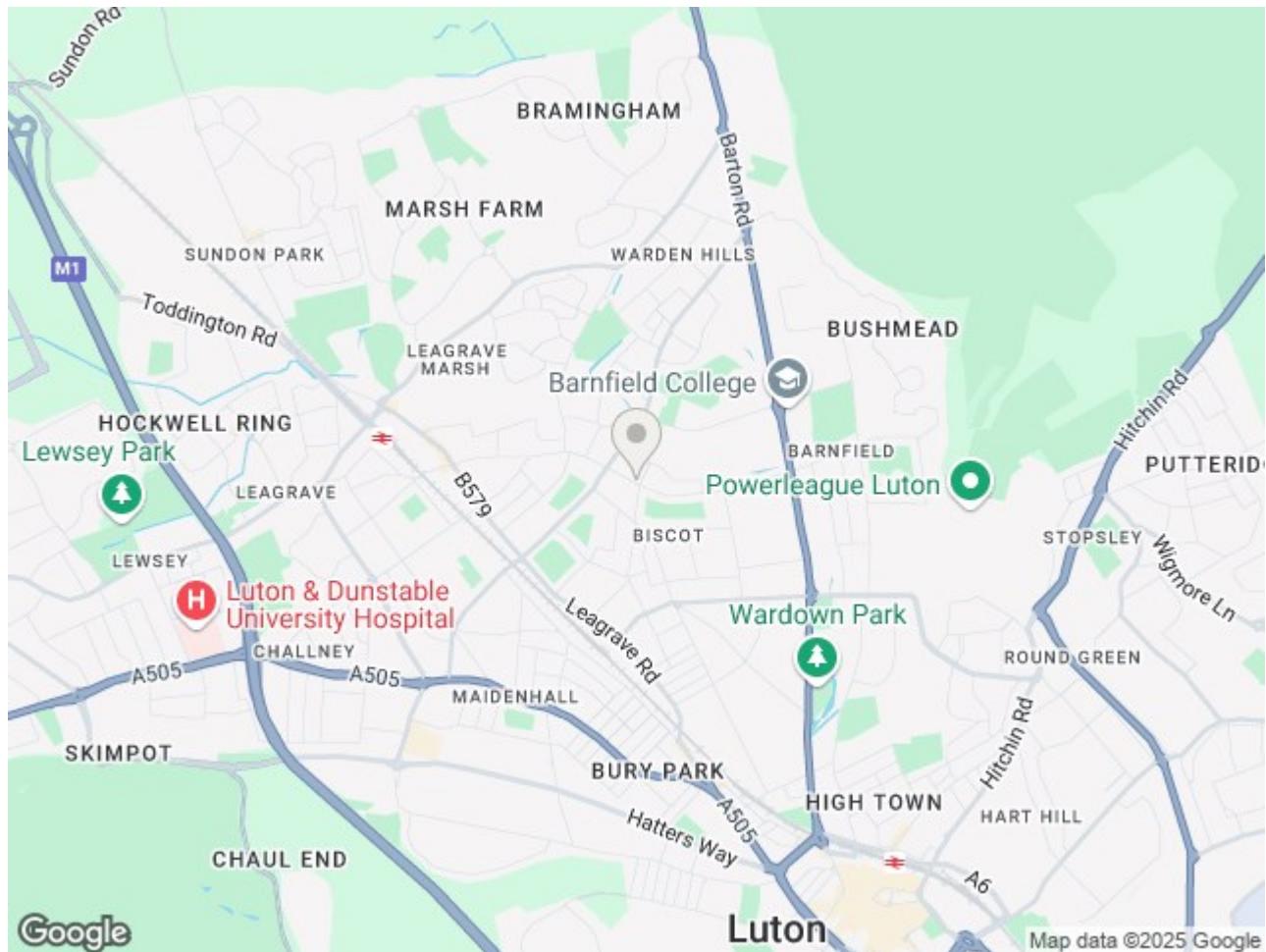
Total area: approx. 36.5 sq. metres (393.2 sq. feet)



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