



DG
Property
Consultants
Estd. 2000



Trinity Road, Luton, Bedfordshire LU3 2NF
£995 PCM

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 01st of March 2026 as unfurnished.

Call Team DG to arrange a viewing 01582-580500.



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Ground Floor Accommodation

Living Room

11'7" x 10'6" (3.53m x 3.20m)



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.

View of Living Room



View of Living Room



Fitted Kitchen

6'5" x 12'8" (1.96m x 3.86m)



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.

View of Fitted Kitchen



View of Fitted Kitchen



Bedroom 1

12'2" x 8'5" (3.71m x 2.56m)



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

View of Bedroom**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).

View of En-suite Bathroom**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.

Council Tax Band

Council Tax Band : A

Charge Per Year : £1546.96

Tenant(s) Application

Tenant Application

Once you have found a suitable property to rent and all terms have been agreed, you will be required to complete our tenant application form. Each tenant must complete the form individually and submit it together with the following supporting documentation:

Photo Identification: A valid passport or ID card (for non-UK or non-EU residents, a valid residence share code (Providing digital immigration status) to validate your right to reside in the UK.

Proof of Residence: A current utility bill.

Employment Details: Recent payslips x 3 & a P60.

Bank Statements: Six months' bank statements showing income and regular rental payments.

DG Property Consultants will be unable to withdraw the property from the market until the completed application form and all supporting documentation have been received. A holding deposit may also be requested.

Right to Rent, Credit Checks, and References

Right to Rent checks, credit checks/searches, and references are carried out by a professional referencing company. This process includes references from previous landlords or letting agents, current employment references, and an analysis of bank statements.

If a guarantor is required, the same referencing procedure will apply.

Refusal is only permitted where there is a genuine and lawful reason, such as: Preventing statutory overcrowding. The tenant's income being insufficient to meet affordability requirements.

Any blanket bans contained within insurance, mortgage, or lease terms will generally be invalid.

Tenancy Setup and Payments

Once your application has been successfully approved, your tenancy will be agreed and set up. The balance of the deposit will then become immediately due, followed by payment of the first month's rent no later than one week prior to the start date of the tenancy.

The Property Misdescriptions Act 1991 - Sales & Letting

The Property Misdescriptions Act 1991 - Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

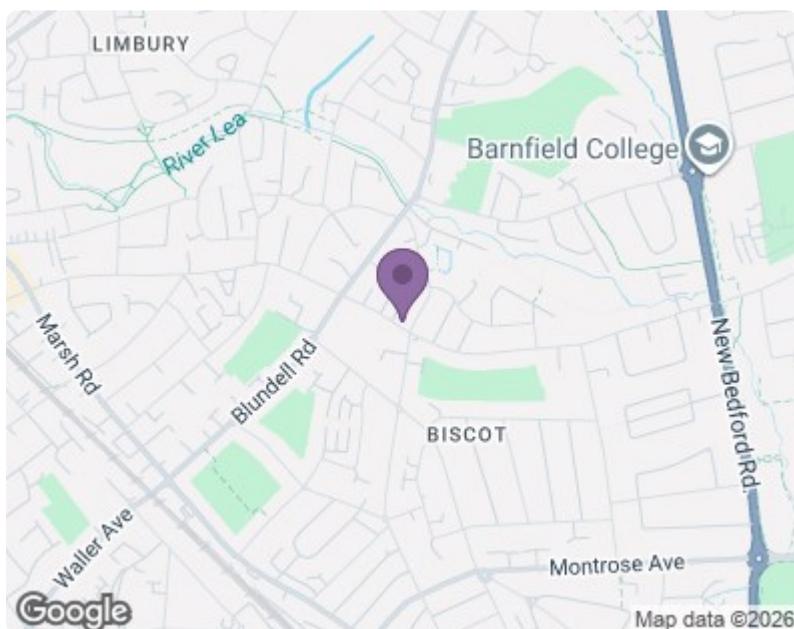
Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

Ground Floor



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	54	
(0-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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