



15 Galston Road  
SUNDON PARK Luton  
LU3 3JZ

£950.00 Per Calendar Month\*

Quick Reference: 3642120



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A well presented three bedroom semi detached family home in the popular area of Sundon Park. The property benefits from three good size double rooms, garage and private driveway.

EPC Rating- D. Council Tax band- C.

- Three double bedrooms
- Private driveway
- Garage
- Private rear garden
- EPC Rating- D
- Council Tax band- C.

## GROUND FLOOR

Kitchen 9' 10" x 9' 9" (3.00m x 2.97m)

Dining Room 9' 10" x 9' 9" (3.00m x 2.97m)

Lounge 13' 7" x 11' 9" (4.14m x 3.58m)

## FIRST FLOOR

Bedroom One 13' 8" x 9' 6" (4.17m x 2.90m)

Bedroom Two 11' 9" x 10' (3.58m x 3.05m)

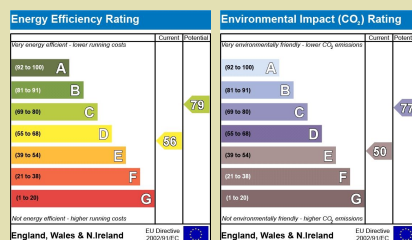
Bedroom Three 8' 5" x 8' (2.57m x 2.44m)

## OUTSIDE

Front Garden

Rear Garden

Double Length Garage



FEES: (Incl VAT) Referencing/Admin: £250 per tenancy. Guarantor £85

\* Holding Fee: (Becomes first months' rent) payable after satisfactory references have been received. Deposit: 1 ½ months' rent/2 months if pets are acceptable payable at start of tenancy. Re-credit checking £150, Renewal Tenancy Agreement £102 Check out: £120 payable at end of tenancy

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



148 Sundon Park Road Luton LU3 3AH  
01582 593663  
Luton@country-properties.co.uk



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