



# Property Consultants

Linking people to properties



## **£725 PCM** **Twigden Court, Mount Pleasant Road,** **Legrave, Luton, Bedfordshire LU3 2RL**

\*dg Property Consultants\* are pleased to be offering this refurbished and good size 1 bedroom cluster home located in the Legrave area, close to Legrave Station, ideal for a commuter. Accommodation comprises: Entrance porch to a combined lounge/diner, refitted kitchen with built in oven and, hob and fridge, bedroom with built-in wardrobes, modern bathroom with electric shower. Benefits Include: Double Glazing, gas central heating and off road parking to the rear. The property is available from Mid March as unfurnished. Call Team dg to arrange a viewing 01582-580500.

1 Bedroom Cluster Home  
Located In Legrave  
Ideal For The Commuter  
Off Road Parking  
Combined Lounge / Diner  
Available Mid March 2021  
Double Glazing  
Fitted Kitchen  
Gas Central Heating  
Modern Bathroom

### **Storm Porch**

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### **Entrance Porch**

Glazed and wooden entrance door, fitted carpet, door to lounge/diner. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### **Combined Lounge / Diner**

11'10" x 11'0"

Replacement PVCu bay window to front with nets and blind, newly fitted carpet, telephone point(s), TV point(s), power point(s), wall shelf, textured ceiling with light shade, newly fitted carpeted stairs to first floor landing, door to kitchen. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## View of Lounge / Diner

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## Fitted Kitchen

8'6" x 6'6"

Re-fitted kitchen with a matching range of base and eye level units with worktop space over, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, fridge and plumbing and space for an automatic washing machine, built-in electric oven, four ring electric hob with extractor hood over, replacement PVCu double glazed window to front, newly fitted vinyl flooring, power point(s), built-in under-stairs storage cupboard. VProperty condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## View Of 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 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 Extractor**

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 Fridge Freezer**

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### **First Floor**

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## Landing

Newly fitted carpet, textured ceiling, access to loft space, doors to bedroom and bathroom. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## Bedroom 1

11'0" x 10'0"

Replacement PVCu double glazed bay window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, newly fitted carpet, power points. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## View of Bedroom

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## Family Bathroom

Three piece suite comprising panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, replacement PVCu double glazed window to front, wooden laminate flooring, textured ceiling, wall mounted mirror and storage rack. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## View Of Bathroom

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## Front Garden

Mainly laid to lawn

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



## Keys

- 2 X Front Door Top Lock
- 2 Front Door Bottom Lock
- 1 X Meter Cupboard key
- 1 X Electric Meter Top Up Key
- 1 X gas Meter Top Up Card

## 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.

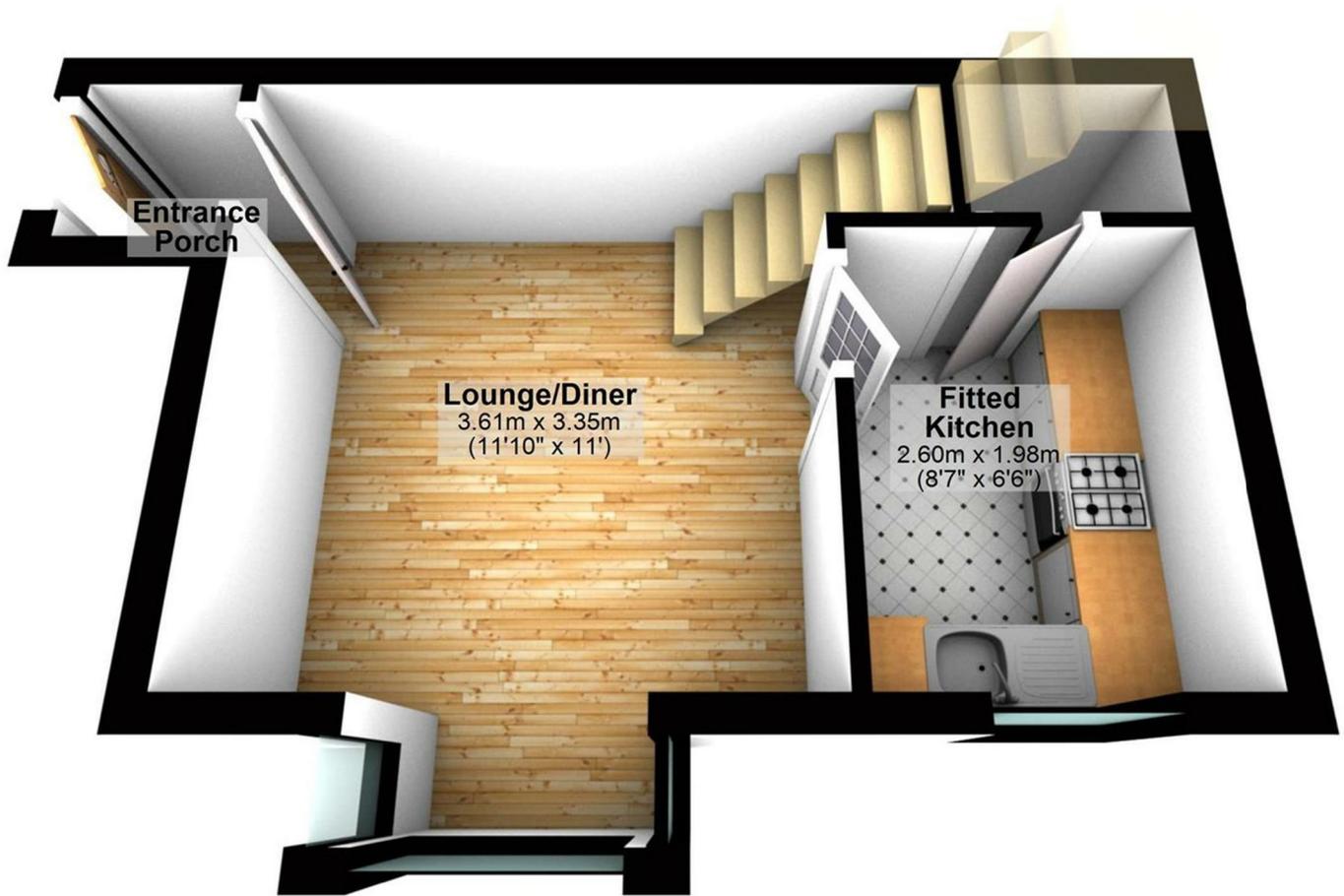
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

### 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

Approx. 19.9 sq. metres (213.9 sq. feet)



Total area: approx. 41.8 sq. metres (450.4 sq. feet)

## First Floor

Approx. 22.0 sq. metres (236.5 sq. feet)



