



Property Consultants

Linking people to properties



£850 PCM **New Bedford Road,** **Luton, Bedfordshire LU3 1LH**

dg Property Consultants are pleased to offer to rent this fully refurbished and very well presented 2 bedroom ground floor apartment, located within walking distance from Luton town center, overlooking Wardown Park. Ideal for a commuter. Accommodation comprises: Communal entrance hall, entrance lobby, good size combined lounge/dining room, fitted kitchen, two double bedrooms, modern bathroom with power shower, small front private garden plus communal gardens, single garage to rear block and outside storage shed to rear. Benefits Include: UPVC Double Glazing and new electric storage radiator heating. Available straight away as unfurnished.

Spacious 2 Bedroom Apartment
Refurbished Throughout
Combined Lounge/Diner
New Electric Storage Heating
Upvc Double Glazed
Good Size Kitchen
Single Garage & Parking
Walking Distance From Town
Ideal For a Commuter
Parkland Views

Entrance Lobby

Entrance Door, grey wooden laminate flooring, built-in storage cupboard, door to kitchen and 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. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



Lounge/Dining Room

19'1" x 11'1"

UPVC double glazed window to front with venetian blinds and curtains and poles, electric storage heater, grey wooden vinyl flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, underfloor heating, uPVC double glazed door to front of property, 2nd apartment entrance. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Lounge/Dining Room

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Kitchen

7'6" x 11'6"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled walls, plumbing and dishwasher and automatic washing machine, space for fridge/freezer, freestanding electric cooker with extractor hood over, uPVC double glazed window to rear with venetian blinds, internal window, to lounge/diner, ceramic tiled flooring, power point(s), led strip lighting, door to inner lobby leading to bathroom & bedrooms. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent 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

Band New Appliances: Left professionally and thoroughly cleaned, 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

Band New Appliances: Left professionally and thoroughly cleaned, 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

Band New Appliances: Left professionally and thoroughly cleaned, 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 2

Band New Appliances: Left professionally and thoroughly cleaned, 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 3

Band New Appliances: Left professionally and thoroughly cleaned, 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.



Bedroom 1

11'9" x 10'10"

UPVC double glazed window to front with venetian blinds, new electric storage heater, wooden laminate flooring, double power point(s), coving to textured ceiling.

Wardrobes not staying. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Bedroom 1

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Bedroom 2

11'4" x 7'1"

UPVC double glazed window to side with venetian blinds, new electric storage heater, wooden laminate flooring, double power point(s), coving to textured ceiling. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Bedroom 2

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Family Bathroom

Refitted with three piece suite comprising panelled bath with hand shower attachment over and wall mounted power shower with glass screen, pedestal wash hand basin and low-level, full height ceramic tiling to all walls, heated towel rail, mirrored cabinets, uPVC double glazed window to rear, ceramic tiled flooring, upvc panelled ceiling, airing cupboard housing, hot water tank. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Family Bathroom

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Small Private Frond Garden

Small front garden, outside personal front entrance door.



Single Garage

Single garage to the rear of the block, (garage is left of number 10).

Brick built with a metal up and over door, connected to electricity.



Outside Storage Shed

Brick built outside storage shed to the rear of the block.



Keys

- 1 X Front door top lock key
- 1 X Front door bottom lock key
- 1 X Side patio key
- 1 X Window key
- 1 X garage key (In kitchen draw)
- 1 X Shed key (In kitchen drawer)
- 1 X Electric meter key (In kitchen Drawer)

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



