



Property Consultants

Linking people to properties



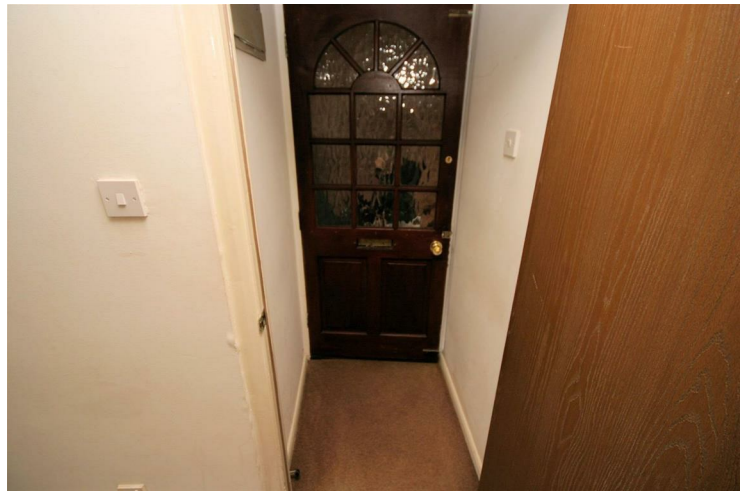
£700 PCM
Kelling Close, Warden Hills
Luton, Bedfordshire LU2 7ET

dg Property Consultants A 1 bedroom cluster style property located on the sought after Warden Hills development in Luton. Accommodation comprises: Entrance hall, combined lounge/diner, fitted kitchen with appliances, 1 double bedroom, family bathroom. Benefits include: Double glazing, gas fire and electric panel heater, allocated off road parking. Available from 08th May 2021 onwards as unfurnished.

1 Bedroom Cluster Property
Combined Lounge/Diner
Fitted Kitchen
Family Bathroom
Off Road Parking
Popular Development
Electric Heating
Double Glazed
Available 08th May 2021
Well Presented

Porch

Entrance door to to porch, fitted carpet, door to lounge/diner. Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request



Lounge/Diner

10'6" x 11'6"

UPVC double glazed box bay window to front with curtain & pole, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, wall mounted gas fire, carpeted stairs first floor landing. Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request



View of Lounge/Diner

Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request



Kitchen

7'0" x 9'1"

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 with tiled splashbacks, fridge/freezer, automatic washing machine, electric freestanding cooker, uPVC double glazed window to side with roller blind, vinyl flooring, double power point(s), textured ceiling, built-in under-stairs storage cupboard. Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request



View of Kitchen

Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request



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

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View of Grill

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View of Oven

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View of Fridge

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View of Freezer

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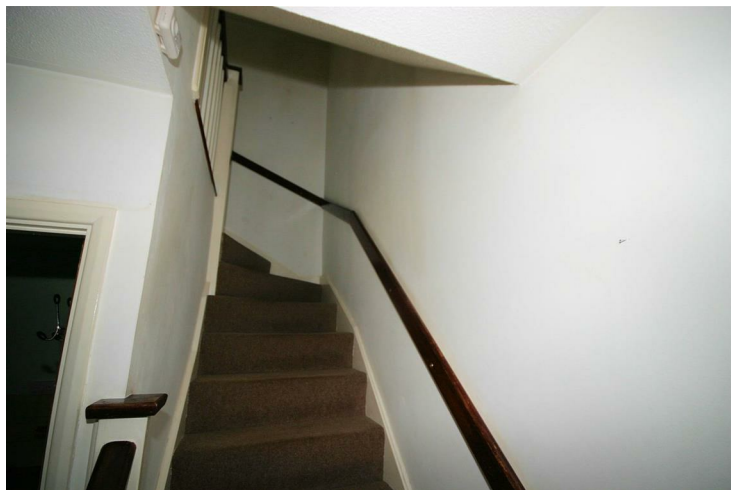
View of Washing Machine

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



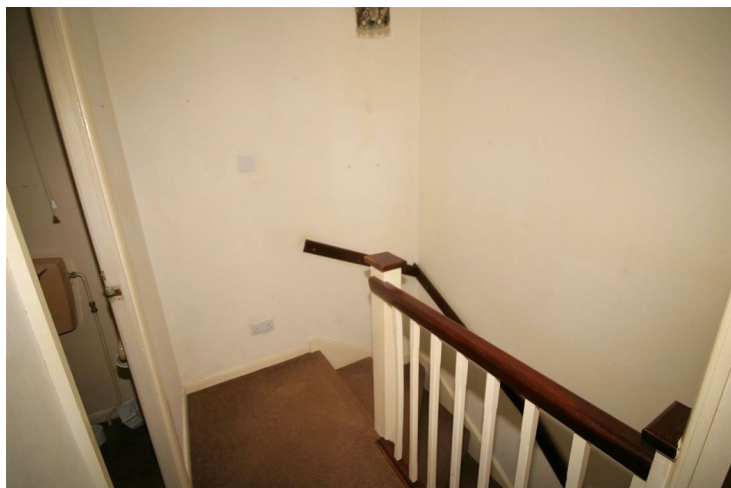
First Floor

Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request



Landing

Fitted carpet, power point(s), textured ceiling with smoke detector, access to loft space. Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request



Bedroom 1

10'10" x 10'10"

UPVC double glazed window to front with blind, fitted double, wall mounted electric panel heater, fitted carpet, double power point(s), textured ceiling, airing cupboard. Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request



View of Bedroom

Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request



Family Bathroom

6'7" x 4'9"

Three piece suite comprising deep panelled bath with shower hand shower attachment over, pedestal wash hand basin and low-level, tiled splashbacks, uPVC double glazed window to side, fitted carpet, textured ceiling .Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request



View of Bathroom

Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request



Front Garden

Laid to lawn, mature shrubs, path to front of property. Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Keys

- 1 X Electric Meter Key (left in kitchen)
- 1 X front door top lock
- 1 X front door bottom lock
- 1 X meter cupboard key (left in kitchen)

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.

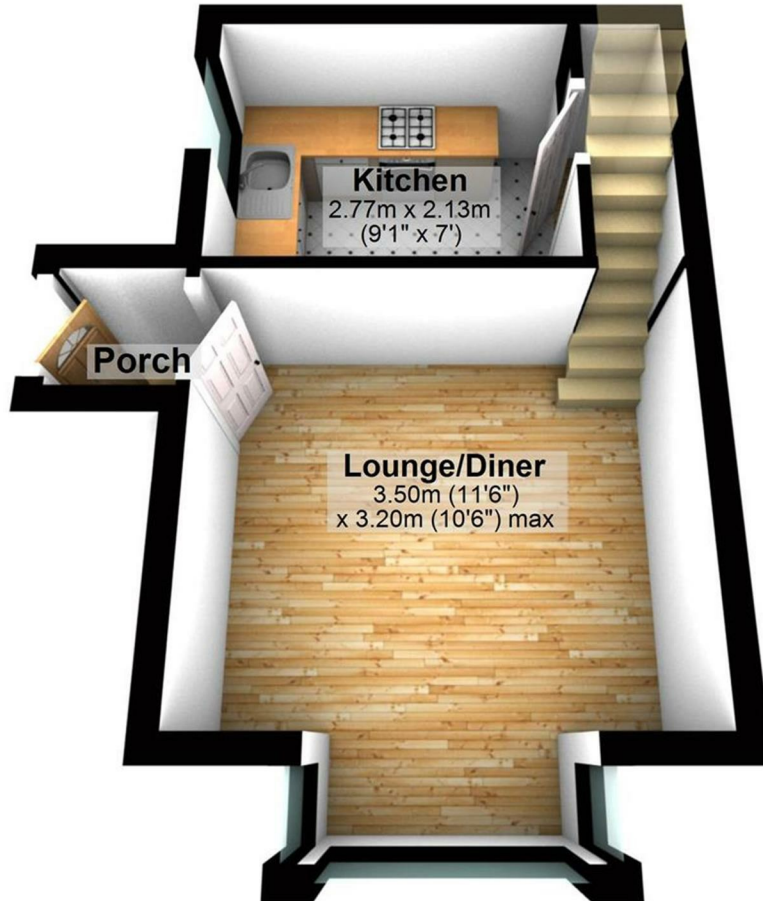
In the event of a Guarantor being required, the same reference procedure above will apply.

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



First Floor



