

dg Property Consultants

Linking people to properties



Blakeney Drive, Warden Hills, Luton, Beds LU2 7LB

£1,400 PCM

dg Property Consultants A spacious detached property located on the sought after Warden Hills development of Luton. Accommodation comprising: Entrance porch to hall, cloakroom, separate lounge & dining room, large conservatory, fitted kitchen, utility room, 4 bedrooms en-suite to the master bedroom, family bathroom, front & rear gardens, frontage with ample off road parking plus single garage. Benefits include: Double Glazing, Gas c-h. Available from 20th June 2019 as unfurnished.

dg Property Consultants - Residential Sale - Lettings & Management

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Ground Floor

Entrance Porch

PVCu entrance door, replacement PVCu double glazed window to side, replacement PVCu double glazed window to front, wooden laminate flooring, built-in storage cupboard, hardwood door to entrance hall.

Entrance hall

Replacement PVCu double glazed window to front, single radiator, wooden laminate flooring, telephone point(s), power point(s), double power point(s), coving to textured ceiling, carpeted stairs to first floor landing, door to dining room, built-in storage cupboard.

Cloakroom



Upvc double glazed window to the side, Low level Wc, wash hand basin, splashback tiling, single radiator.

Lounge

17'10" x 10'5" (5.44 x 3.17)



Replacement PVCu double glazed box window to front, replacement PVCu double glazed window to rear, two single radiators, wooden laminate flooring, TV point(s), double power point(s), coving to textured ceiling, feature fireplace. free.

View of Lounge



Dining Room

16'8" x 11'0" (5.08 x 3.35)



Two replacement PVCu double glazed windows to rear, replacement PVCu double glazed window to side, two single radiators, wooden laminate flooring, TV point(s), double power point(s), PVCu double glazed french double doors to conservatory, opening to kitchen.

Fitted Kitchen

12'10" x 8'0" (3.91 x 2.43)



Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer and mixer tap, built-in electric fan assisted oven, four

ring gas hob with extractor hood over, replacement PVCu double glazed window to rear, replacement PVCu double glazed window to side, single radiator, ceramic tiled flooring, double power point(s), textured ceiling with recessed ceiling spotlights, opening to utility room.

Utility Room

9'0" x 4'11" (2.75 x 1.50)



Fitted with a matching range of base units with round edged worktops, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, replacement PVCu double glazed window to rear, single radiator, ceramic tiled flooring, double power point(s), textured ceiling with recessed ceiling spotlights, PVCu double glazed door to garden, personal door to garage.

Conservatory

21'6" x 11'0" (6.55 x 3.35)



Half brick and PVCu double glazed construction with double glazed polycarbonate roof, ceiling fan and power and lights connected, two replacement PVCu double glazed windows to rear, replacement PVCu double glazed window to side, ceramic tiled flooring, PVCu double glazed french double doors to garden.

First Floor

Landing

Replacement PVCu double glazed window to front, fitted carpet, textured ceiling, access to loft space.

Bedroom 1

11'6" x 10'0" (3.51 x 3.06)



Replacement PVCu double glazed window to rear, fitted wardrobe(s), fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, opening to en-suite.

En-suite Shower Room

Three piece suite comprising tiled shower with folding glass screen, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, wall mounted mirror, shaver point and light, replacement PVCu double glazed window to side, single radiator, ceramic tiled flooring.

Bedroom 2

10'8" x 10'6" (3.26 x 3.20)



Replacement PVCu double glazed window to rear, fitted wardrobe(s), fitted carpet, TV point(s), double power point(s), textured ceiling.

Bedroom 3

10'5" x 6'6" (3.17 x 1.98)



Replacement PVCu double glazed window to front, fitted wardrobe(s), single radiator, fitted carpet, power point(s), textured ceiling.

Bedroom 4

7'10" x 5'8" (2.39 x 1.73)



Replacement PVCu double glazed window to rear, single radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling.

Family Bathroom



Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC,

full height ceramic tiling to all walls, wall mounted mirror, shaver point and light, replacement PVCu double glazed window to front, single radiator, airing cupboard.

Outside

Front Garden

Block paved driveway to the front leading to garage and providing off-road parking for three/four cars, laid to lawn with mature flower and shrubs and a fur tree, gated side access to rear.

Rear Garden



Enclosed by timber panelled fence to rear and sides, patio, laid to lawn with mature flower and shrub borders with trees, gated side access to front.

Single Garage

17'6" x 8'6" (5.33 x 2.59)

Attached single garage with rear personal door to utility room, power and light connected, plumbing for automatic washing machine, window to side, metal up and over door to the front.

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

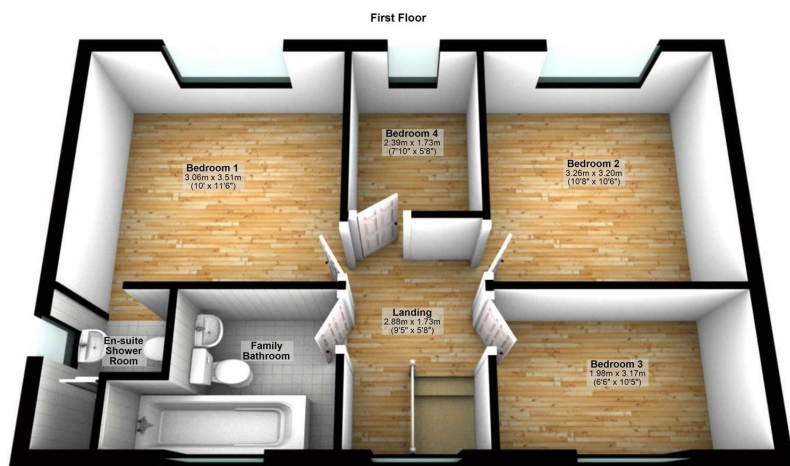
company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

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.



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	