

dg Property Consultants

Linking people to properties



£650 PCM

Campania Grove, Barton Hills

Luton, Bedfordshire LU3 4DD

dg Property Consultants A well presented 1 bedroom maisonette on the sought after Barton Hills development in Luton. Accommodation comprises: Private ground floor entrance with stairs to 1st floor accommodation, landing, combined lounge/diner, fitted kitchen with appliances, 1 double bedroom, modern bathroom/Wc. Benefits include: Double glazing, gas central heating, allocated off road parking. Available straight away as unfurnished.

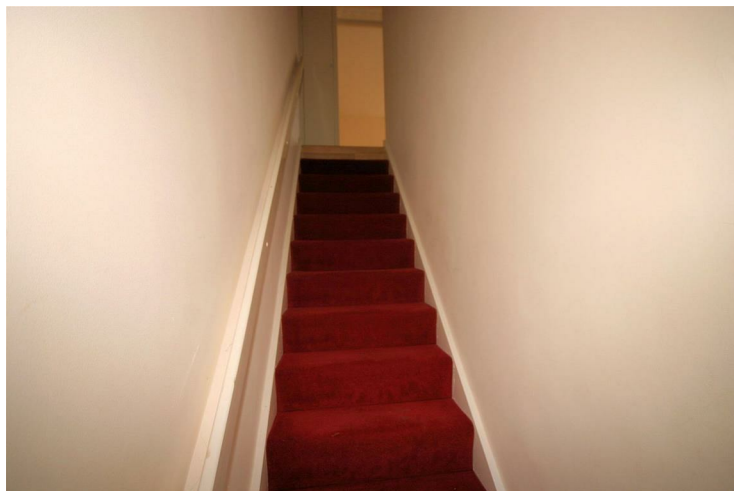
1 Bedroom Maisonette
Gas Central Heating
Double Glazed
Combined Lounge / Diner
Fitted Kitchen
Off Road Parking Area
Modern Fitted Bathroom
Available Straight Away
Sought After Development
Unfurnished

First Floor Accommodation

Property Entrance - Grd Floor

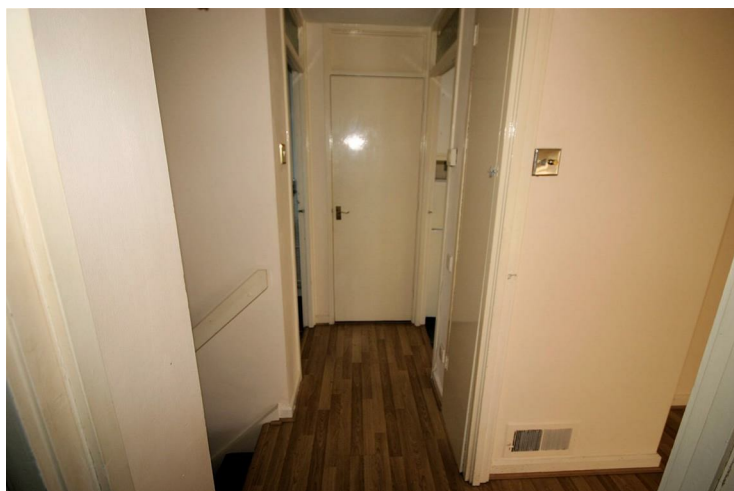
Upvc double glazed entrance door, Upvc double glazed window to the side, carpet stairs, power point(s), access to loft space, door to lounge/diner door to kitchen and bedroom.

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.



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.



Combined Lounge / Diner

13'9" x 12'0"

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

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View of Lounge / Diner

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Fitted Kitchen

12'0" x 7'7"

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, fridge/freezer and automatic washing machine, built-in oven, four ring gas hob, PVCu double glazed window to rear, single radiator, vinyl flooring, double power point(s).

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View of Sink

Appliances & Sink: Left 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 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 Top Oven

Appliances & Sink: Left 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.



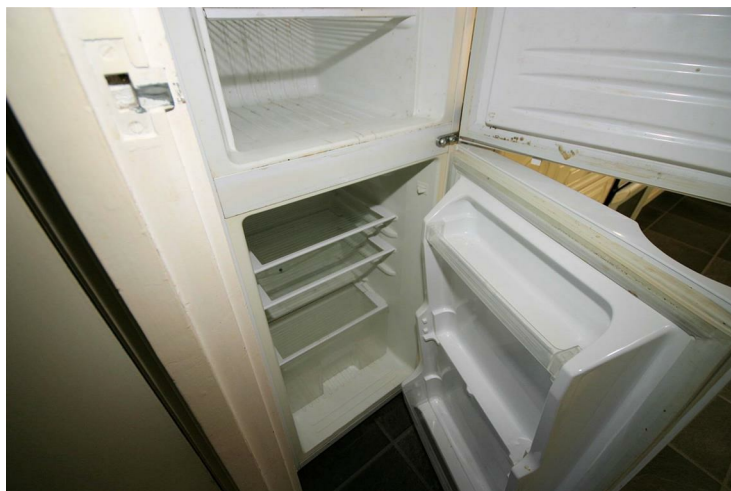
View of Bottom Oven

Appliances & Sink: Left 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

Appliances & Sink: Left 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.



Bedroom 1

12'0" x 11'5" max

PVCu double glazed window to front, single radiator, fitted carpet, power point(s), built-in storage cupboard.

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View of Bedroom 1

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Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over and with shower curtain and curtain rail and low-level WC, tiled splashbacks, PVCu double glazed window to front, fitted carpet. 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.



Outside

Front Garden

Front garden, mainly laid to lawn.

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

Off Road Parking

Off road parking area

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.

Keys

1 x Front Door Keys

1 x Electric Prepayment Key - 1 x Gas Prepayment Key

Tenancy Date

Tenancy Start Date:

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

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

