

# dg Property Consultants

Linking people to properties



## **Edkins Close, Bushmead, Luton, Bedfordshire LU2 7SS**

### **£695 PCM**

\*dg Property Consultants\* A Spacious and well presented 1 bedroom Maisonette style Property located in a cul-de-sac and with in the sought after Bushmead development. Accommodation comprises: Entrance hall, ground floor fitted kitchen/breakfast room, spiral staircase to first floor, combined lounge/diner, 1 good size bedrooms, modern family bathroom. Benefits include: Gas central heating, Upvc double glazing, private gated parking area with two spaces. Available from early November 2019 as unfurnished.

**dg Property Consultants - Residential Sale - Lettings & Management**

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## Ground Floor

### Entrance Hall

Entrance door, single radiator, wooden laminate flooring, telephone point(s), power point(s), coving to textured ceiling, spiral staircase to first floor accommodation.

### Fitted Kitchen / Breakfast Room

8'6" x 12'6" (2.59m x 3.81m)



Fitted kitchen/breakfast room with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, automatic washing machine, built-in electric oven, four ring halogen hob with extractor hood over, extractor hood, replacement uPVC double glazed window to rear, single radiator, laminate tiled flooring, double power point(s), coving to textured ceiling.

### View of Fitted Kitchen



## First Floor

### Lounge/Dining Room

16'0" x 13'0" (4.88m x 3.95m)



Replacement uPVC double glazed window to rear, two replacement uPVC double glazed windows to front, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, storage cupboard with wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control, door to Storage cupboard.

### View of Lounge/Dining Room



### Bedroom 1

9'5" x 9'7" (2.88m x 2.92m)



Replacement uPVC double glazed window to rear, triple built-in double wardrobe(s), single radiator, wooden laminate flooring, double power point(s), coving to textured ceiling, door to family bathroom.

### Family Bathroom

6'3" x 6'2" (1.90m x 1.88m)



Three piece suite comprising panelled bath with independent shower over and with curtain rail, pedestal wash hand basin and low-level, tiled splashbacks, window to front, coving to textured ceiling.

### View of Family Bathroom



### Outside

#### Private Secure Parking

Private secure parking for 2 spaces

#### 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.

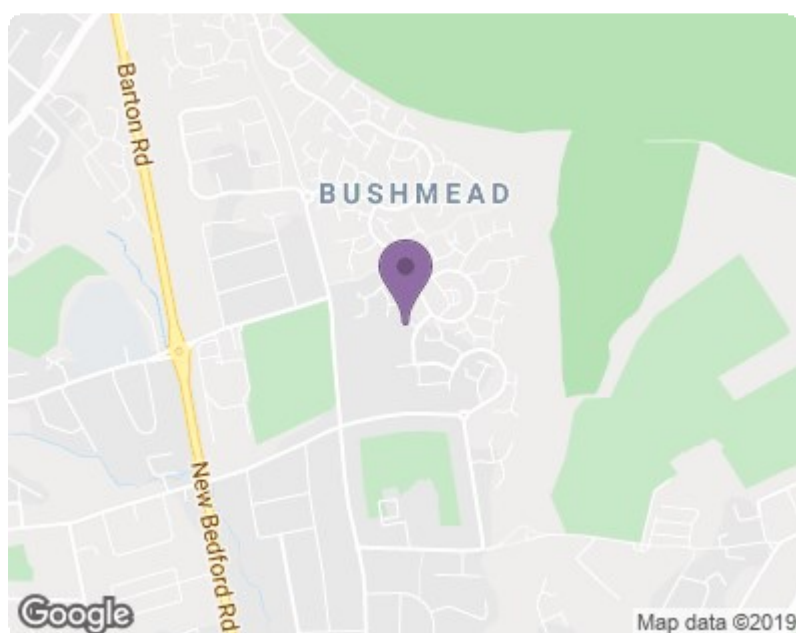
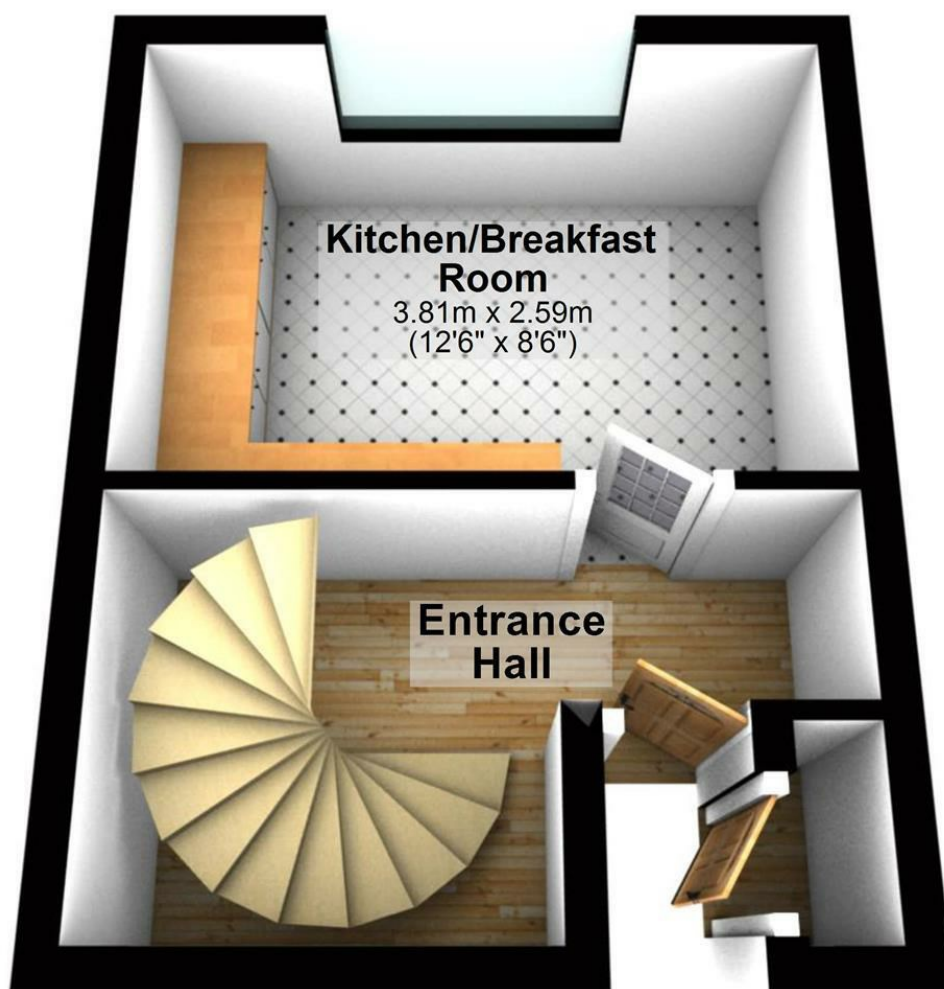
In the event of a Guarantor being required, the same reference procedure above will apply.

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



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		