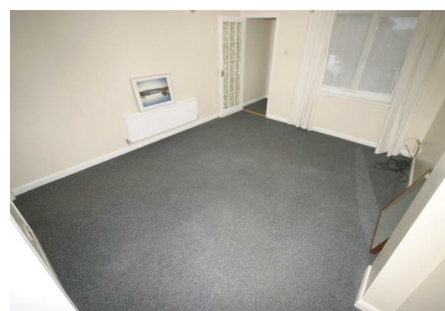
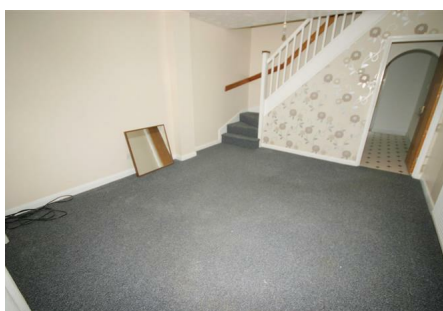


# dg Property Consultants

Linking people to properties



## **Heron Drive, Bushmead, Luton, Bedfordshire LU2 7LZ**

### **£900 PCM**

\*dg Property Consultants\* A very well presented and redecorated 2 bedroom terrace property on the sought after Bushmead development. Accommodation comprising: Entrance porch, good size lounge, fitted kitchen/diner, 2 double bedrooms, modern family bathroom. Benefits Include: Double Glazing, gas central heating, new carpets, off road parking space, front and rear gardens. Offered as unfurnished & available straight away

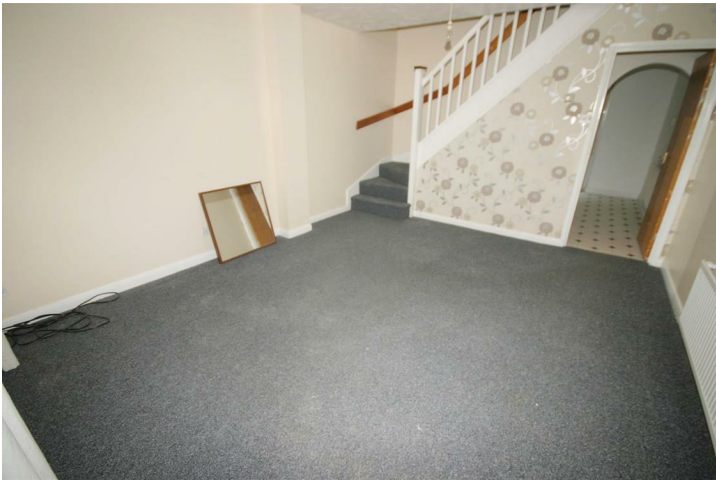
**Ground Floor**

**Entrance Porch**

Fitted carpet, uPVC half glazed entrance door, door to:

**Lounge**

6'7" x 12'0" (2.00m x 3.66m)



UPVC double glazed window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, carpeted stairs to first floor landing, door to:

**View of Lounge**



**Kitchen/Diner**

8'6" x 12'0" (2.59m x 3.66m)



Fitted with a matching range of base and eye level units with

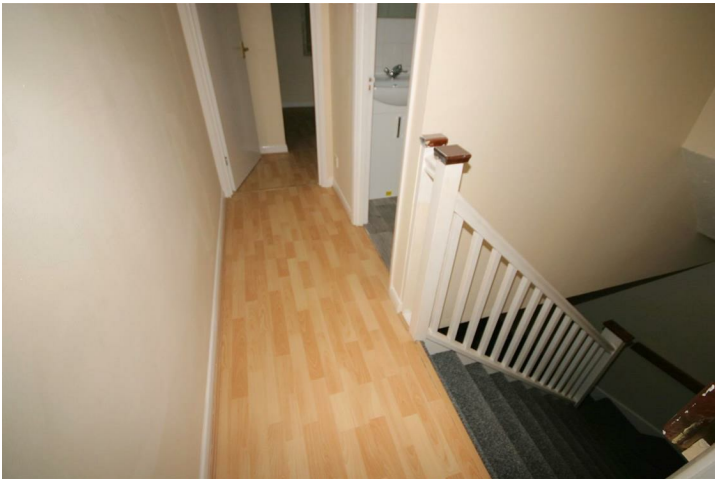
worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, single radiator, vinyl flooring, double power point(s), double glazed patio door to garden, door to:

**View of Kitchen/Diner**



**First Floor**

**Landing**



Laminate flooring, power point(s), door to:



**Bedroom 1**

9'0" x 12'0" (2.74m x 3.66m)



UPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s), textured ceiling.

**Bedroom 2**

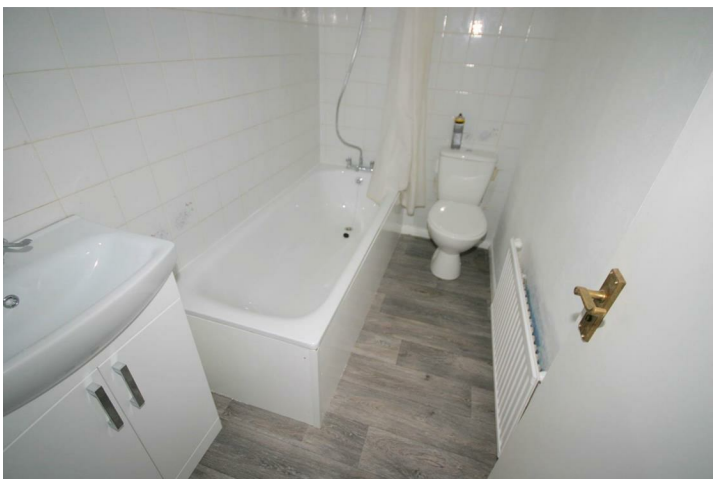
8'6" x 12'0" (2.59m x 3.66m)



UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, laminate flooring, power point(s), textured ceiling.

**Family Bathroom**

5'8" x 9'2" (1.73m x 2.80m)



Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, vinyl flooring, double power point(s), textured ceiling.

**Outside****Front Garden**

Laid to lawn, outside storage cupboard.

**Rear Garden**

Patio area, laid to lawn, mature shrubs.

**Off Road Parking**

Allocated parking area to the left hand side of the property.

**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.

**MISDESCRIPTONS 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) <b>A</b>	<b>62</b>	<b>88</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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		