

Property Consultants

Linking people to properties



£700 PCM **Laporte Way** **Luton, LU4 8FF**

dg Property Consultants A spacious and well presented 1 bedroom ground floor self contained and fully furnished luxury apartment and located on a sought after private development. Available straight away, ideal for a commuter. Accommodation comprises: Security entrance to communal area. Apartment: Open plan accommodation comprising: lounge/dining area, fitted kitchen area, double bedroom area and shower room. Benefits include: Double glazing & electric heating, fully furnished. Ideal for a professional. Viewing is highly recommended!

Fully Furnished Apartment
Open Plan Living
Sought After Development
Security Entrance
Luxury Shower Room
Bedroom
Fitted Kitchen With Appliances
Combined Lounge/Diner
Beautifully Presented
Private Development

Ground Floor

Communal Entrance Area



Apartment Entrance

Main entrance door leading into the apartment bedroom area.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated.

Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.

All furniture, apartment belonging are left for the tenant to use. These should all be kept in excellent condition and left in the apartment when the named tenant(s), tenancy ends.

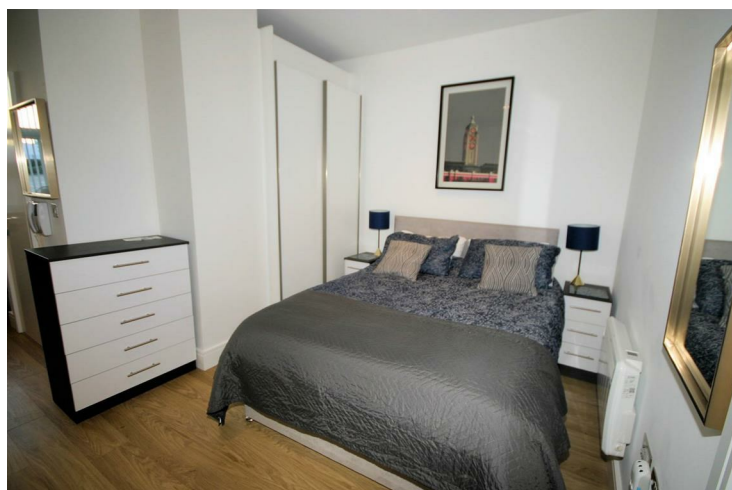
Bedroom Area

13'1" x 10'7"

Two built-in double wardrobes with full-length sliding doors, wall mounted electric panel convection heater, karndean flooring, double power point(s), airing cupboard with, hot water tank and washer/drier machine, open plan leading through to the kitchen area. Furniture included

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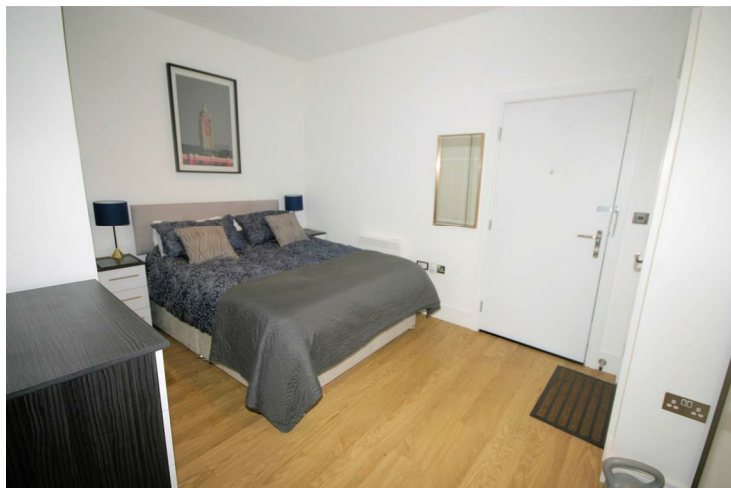
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View of Bedroom Area

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Kitchen Area

8'4" x 6'3"

Fitted with a base and eye level units with worktop space, sink unit with mixer tap, built-in integrated larder fridge and slimline dishwasher, two ring electric hob with extractor hood over, built-in microwave/oven, karndean flooring open plan to Lounge/dining area. Furniture included

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View of Kitchen Area

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View of Kitchen Area

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View of Sink & Hob

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. All furniture, apartment belonging are left for the tenant to use. These should all be kept in excellent condition and left in the apartment when the named tenant(s), tenancy ends.



View of Microwave / Oven

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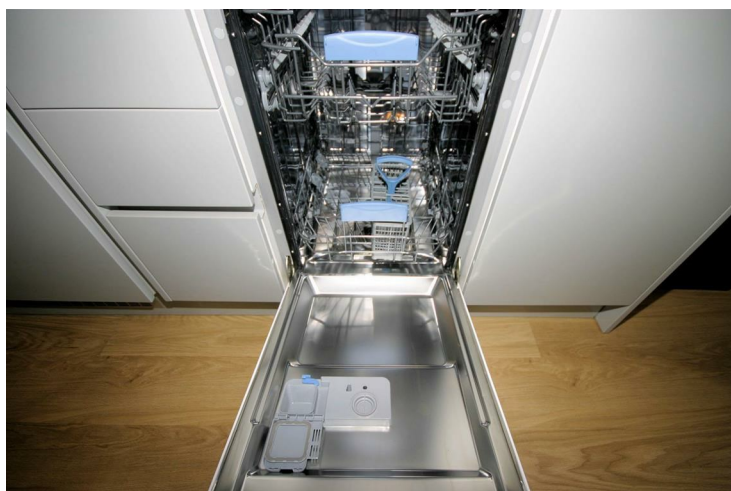
View of Larder Fridge

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View of Dishwasher

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Lounge/Dining Area

10'2" x 14'6"

Two double glazed windows to front with vertical blinds, wall mounted electric panel convection heater, karndean flooring, telephone point(s), TV point(s), double power point(s), recessed ceiling spotlights and smoke detector.

Furniture included

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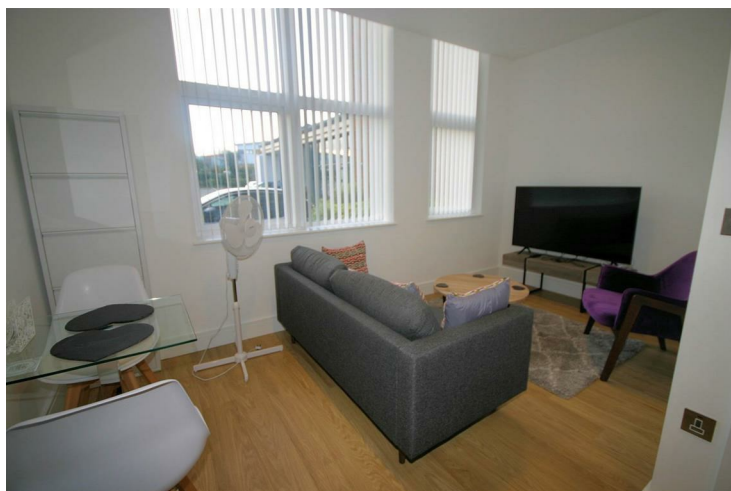
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View of Lounge/Dining Area

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Shower Room

Three piece suite comprising tiled double shower cubicle with power rain shower and hand held shower with a glass screen, wash hand basin, low-level WC and chrome heated towel rail, extractor fan, wall mounted mirror, wall mounted bathroom cabinet, full height ceramic tiling to all walls, ceramic tiled flooring, three recessed ceiling spotlights. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.

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View of Shower Room

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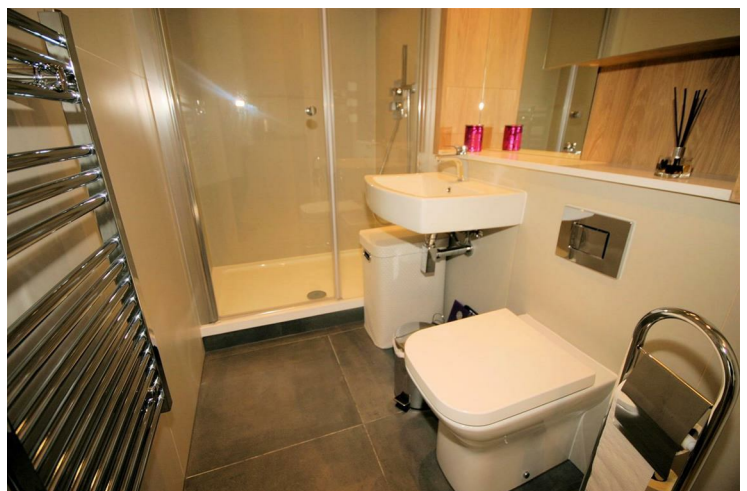
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View of Shower Room

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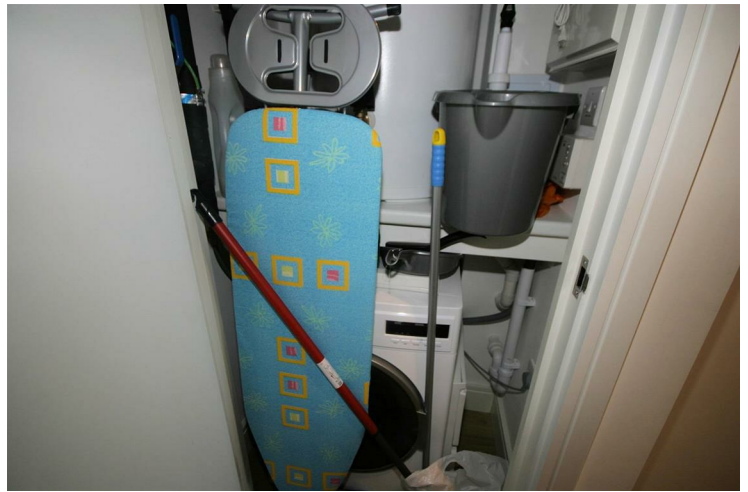
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View of Airing Cupboard

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Agents Notes

For renting a parking space for 3 months is £170, 6 months is £300 and 12 months is £540.
Or parking is free on the road just before you turn into the flats.

Keys

- 1 x Main Entrance Fob. Should this be lost, then the tenant will be charged for a replacement
- 1 x Apartment Entrance Door Key.
- 1 x Letter Box Key.
- 1 x Window Key.
- 1 x Meter Cupboard Key - Located in Main Entrance.

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

