



Property Consultants

Linking people to properties



£765 PCM

Glenwood Court, 63 Lothair Road

Luton, Bedfordshire LU2 7FN

dg Property Consultants are pleased to be offering to let this superbly presented modern 1 bedroom apartment, located in a private gated development and within the popular Stopsley area of Luton, available from the end of December/beginning of January as unfurnished. Accommodation comprises: Entrance hall, combined living room, fitted kitchen/diner with appliances, 1 good size bedroom, modern family bathroom with shower, communal gardens plus secure gated parking area. Benefits include: Gas central heating, double glazing. Call Team dg 01582-580500 to arrange a viewing.

Luxury Apartment
Good Size Living Room
Fitted Kitchen + Appliances
Under Floor Heating
Double Glazed
Secure Parking Area
Gated Private Development
Superb Condition Throughout
Unfurnished
Available End of Dec/Beginning January

Communal entrance

Communal entrance to first floor apartment.

Entrance Hall

UPVC double glazed window to side, wooden flooring with underfloor heating, opening to the living room.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Entrance Hall

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Living Room

13'6" x 11'6"

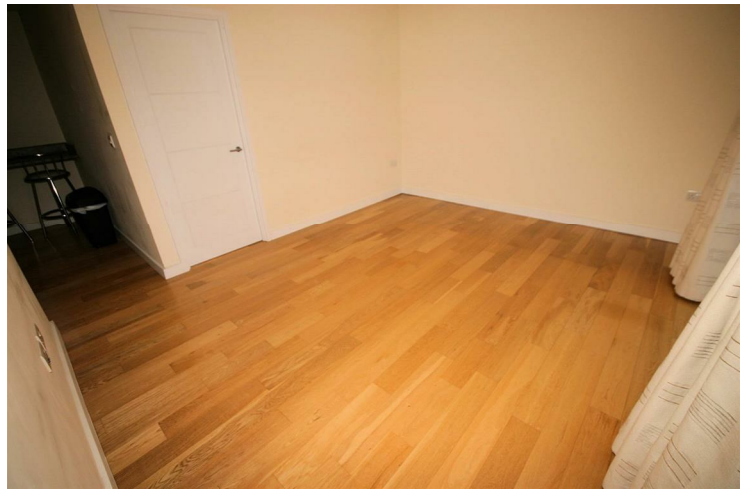
UPVC double glazed french double door with Juliette balcony, wooden flooring with under floor heating and independent heating control, telephone point(s), TV point(s), power point(s), access to part boarded loft space with retracting ladder with lighting, opening diner kitchen, door to bedroom.

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View of Lounge

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Kitchen/Diner

10'2" x 9'6"

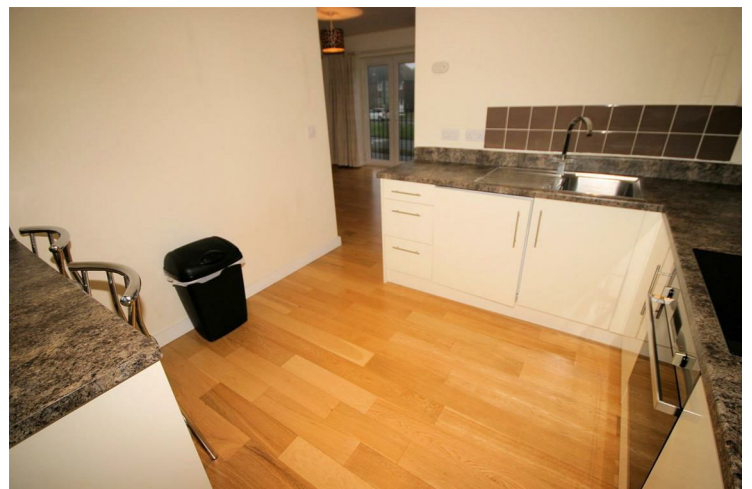
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and tiled splashbacks, built-in integrated fridge, freezer, automatic washing machine/tumble dryer, built-in electric cooker, four ring halogen hob with extractor hood over, replacement UPVC double glazed window to rear, wooden flooring with underfloor heating and independent heating control mounted on wall, power point(s). four recessed ceiling spotlights, wall mounted combination gas boiler serving heating system and domestic hot water with heating timer control.

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View of Kitchen/Diner

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View of Kitchen/Diner

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View of Sink

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.



View of Extractor

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.



View of 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.



View of Oven

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.



View of Fridge

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.



View of Freezer

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.



View of Washing Machine

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Bedroom 1

10'10" x 9'6"

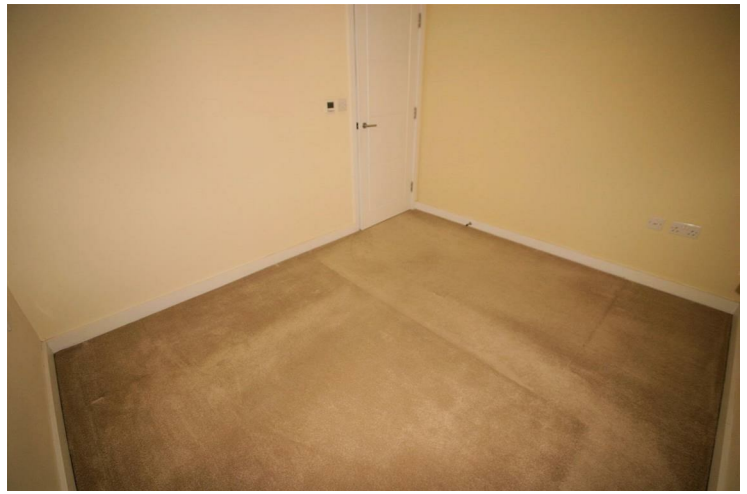
UPVC double glazed window to rear, fitted carpet flooring with under floor heating with independent heating control mounted on wall. power point(s).

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View of Bedroom 1

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Family Bathroom

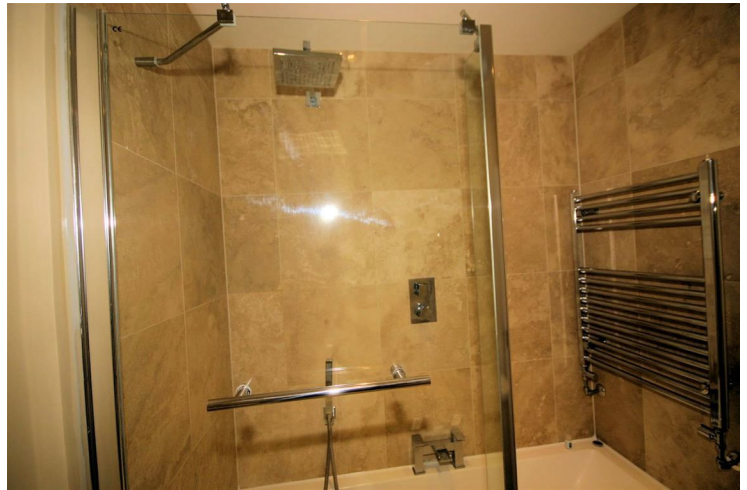
Fitted with a modern P/head bath with with independent shower over and mixer tap and glass screen, ceramic tiled flooring with underfloor heating, four recessed ceiling spotlights with sun pipe to ceiling.

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View of Bathroom

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View of Bathroom

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Outside

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Communal garden

Mainly laid to lawn. Communal waste bin enclosure, access to private parking area.
Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Allocated Parking Area

Allocated parking space enclosed by electric gates, visitor parking spaces.
Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Apartment Block 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.

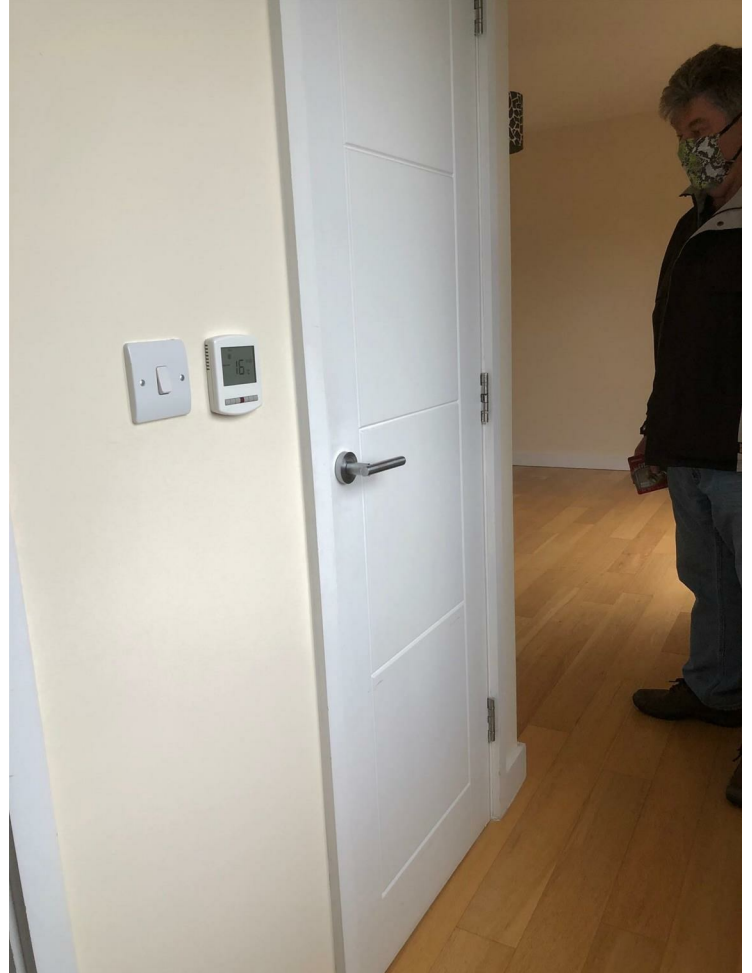
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

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.

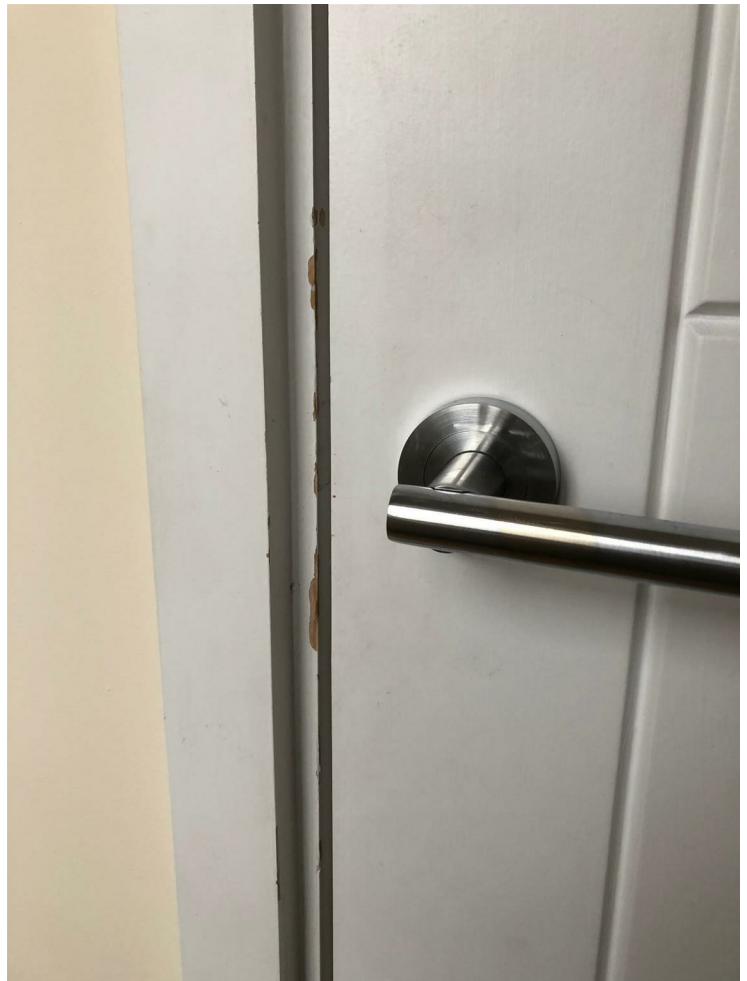
Issues 1 Report by Landlord

Issues 1 Report by Landlord



Issues 2 Report by Landlord

Issues 2 Report by Landlord



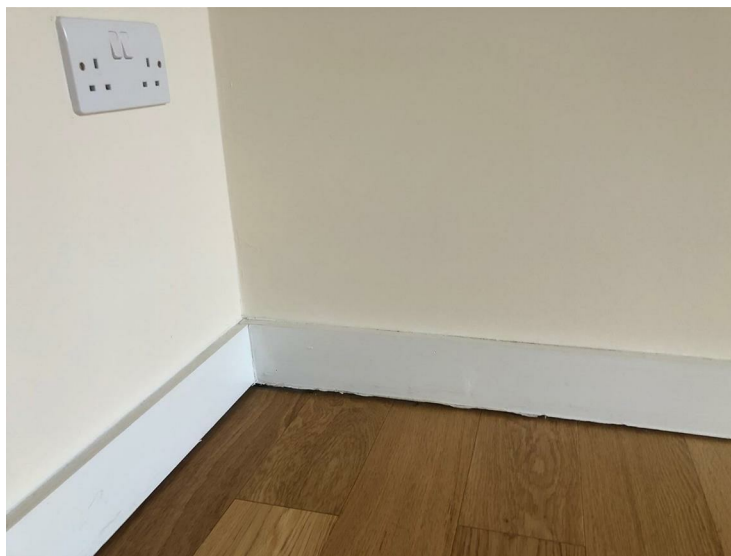
Issues 3 Report by Landlord

Issues 3 Report by Landlord



Issues 4 Report by Landlord

Issues 4 Report by Landlord



Issues 5 Report by Landlord

Issues 5 Report by Landlord



Issues 6 Report by Landlord

Issues 6 Report by Landlord



Issues 7 Report by Landlord

Issues 7 Report by Landlord



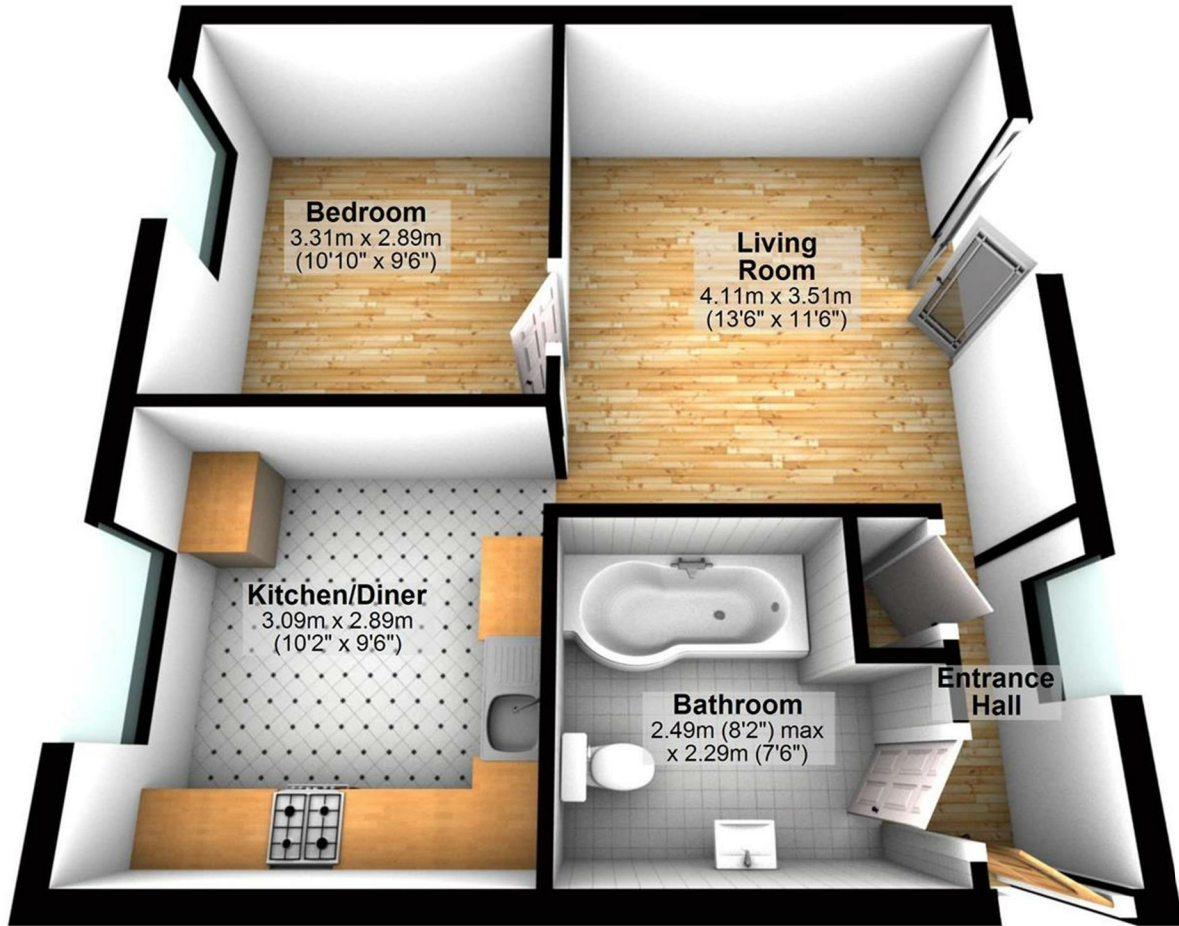
Issues 8 Report by Landlord

Issues 8 Report by Landlord



Ground Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 42.2 sq. metres (453.8 sq. feet)

