

# dg Property Consultants

Linking people to properties



## **£850 PCM** **The Mount, Villa Road** **Luton, Bedfordshire LU3 1BU**

dg Property Consultants are offering this spacious and 2 bedroom 2nd floor apartment, located close to the Town Centre, in the sought after "Mount" development, ideal for the commuter., walking distance to mainline train station "Thames Link" Accommodation Comprises: Entrance hall, combined lounge/diner, fitted kitchen with appliances, 2 double bedrooms and bathroom & Wc., Benefits Include: Double glazing, electric heating, security entrance and communal off road parking area for 1 vehicles. Available straight from the 08th July 2021 as unfinished.

2 Bedroom Apartment  
Combined Lounge / Dining Room  
Double Glazing & Electric Heating  
Unfurnished  
Available from 08th July 2021  
Secure Parking  
Fitted Kitchen+Appliances  
Walking Distance To Town  
Ideal For A Train Commuter  
Private Development

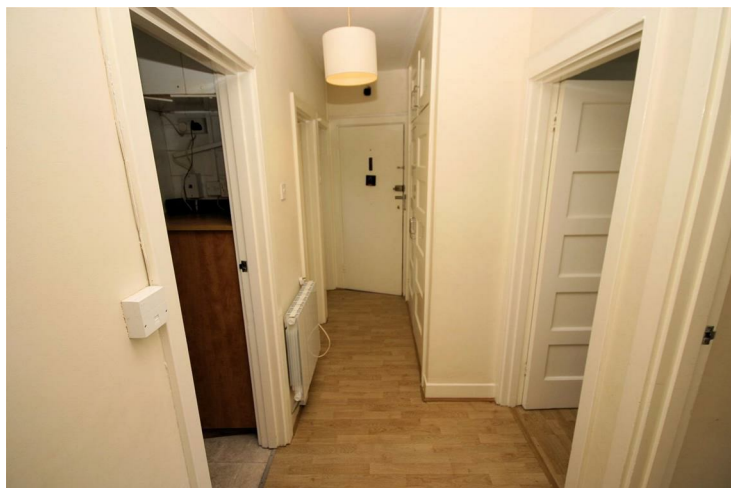
### **View of Entrance**

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. 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



### **Apartment Entrance Hall**

Entrance door, door to lounge/dining room, double door to built-in storage cupboard, access to all rooms. 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. 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



### **Combined Lounge/Diner**

15'0" x 12'6"

PVCu double glazed window to front, electric storage heater, wooden laminate flooring, cable, telephone point(s), TV point(s), power point(s), feature fireplace, PVCu double glazed door to balconey. 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. 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 Combined Lounge/Diner**

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### **Balcony**

Balconey overlooking the front gardens. 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. 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



### **Fitted Kitchen**

10'0" x 5'10"

Fitted with a matching range of base and eye level units with worktop space over, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, fridge, freezer and automatic washing machine, built-in electric oven, four ring electric hob with extractor hood over, PVCu double glazed window to front, vinyl flooring, power point(s), electric hot water tank with timer, back door to rear stairway. 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. 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



### **Additional Kitchen**

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### **Additional Kitchen**

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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 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 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 Washing Machine**

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**

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### **Bedroom 1**

13'6" x 10'1"

PVCu double glazed window to rear, built-in double wardrobe(s), wooden laminate flooring, power point(s). 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. 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 Bedroom One

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### Bedroom 2

10'11" x 8'11"

PVCu double glazed window to rear, electric storage heater, wooden laminate flooring, power point(s). 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. 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 Bedroom 2

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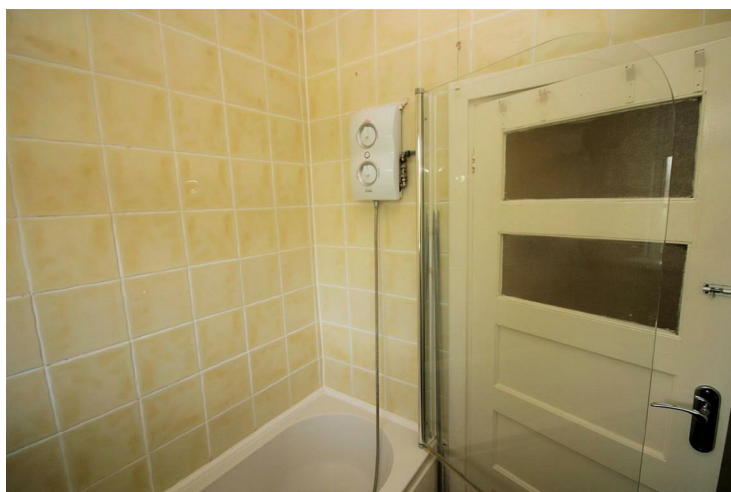
### Family Bathroom

Two piece suite comprising panelled bath with independent electric shower over, vanity wash hand basin in vanity unit with cupboards under, full height ceramic tiling to all walls, PVCu double glazed window to front, wooden laminate flooring. 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. 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 Bathroom

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### Separate Wc

PVCu double glazed window to front, low-level WC, wooden laminate flooring. 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. 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





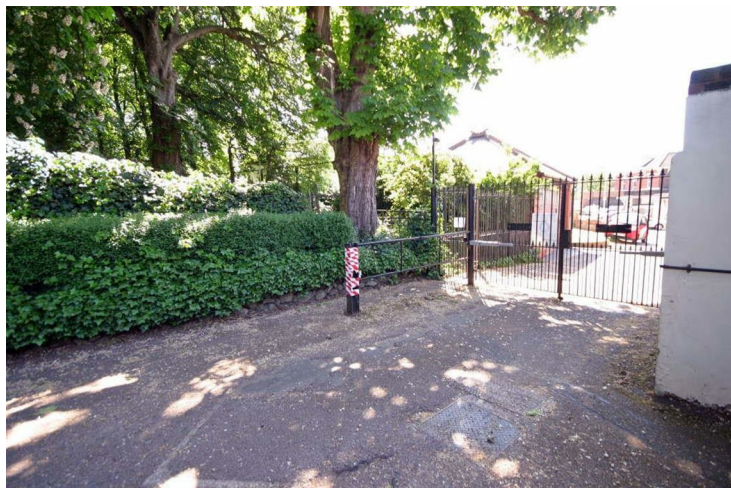
## Communal Gardens

Attractive communal gardens, Communal Garden & Private Courtyard: Left neat and tidy with no rubbish. Should you require larger pictures then these can be emailed on request.



## Security Entrance

Entrance to Apartment Block & Parking Communal Garden & Private Courtyard: Left neat and tidy with no rubbish. Should you require larger pictures then these can be emailed on request.



## Parking Space

Private parking area with electronic entry gates, i space in communal parking area (limited spaces available). Communal Garden & Private Courtyard: Left neat and tidy with no rubbish. Should you require larger pictures then these can be emailed on request.



## Keys

- 1 X Electronic Gate Key Fob
- 1 X Communal Entrance Gate key
- 2 X Bolt lock Key
- 1 X Front Door Key
- 1 X Kitchen Rear Door Key
- 1 X Balcony Key ( In the property)

## 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

