

DG
Property
Consultants
Estd. 2000



9 Westdown Gardens, Whipsnade Road, Dunstable, Bedfordshire LU6 1PR **£1,300 PCM**

This top-floor, two-bedroom modern apartment is centrally positioned on the south side of Dunstable and offers attractive views from the front. The apartment is within walking distance of local amenities, the town centre, and the Downs for open walks. Available to rent straight away as unfurnished.

The property is well-maintained throughout and offers excellent living space. Accommodation comprises a spacious lounge/dining room, a modern fitted kitchen with appliances, a stylish white recently refitted shower room, and an en-suite shower. Both bedrooms are generously sized, with the main bedroom featuring fitted wardrobes.

The apartment benefits from full double glazing, gas central heating, communal gardens and an off-road parking area to the rear.

Available straight away as unfurnished.

Call Team DG on 01582 580500 to arrange your viewing!



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Apartment Floor Accommodation

Entrance Hall



Entrance door, entry phone system, wood laminate flooring, double power point(s), archway opening kitchen, door to lounge/dining room, bedrooms and family shower room, wall mirror.

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: The flooring is left clean and well presented. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request

View of Entrance Hall



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Lounge/Dining Room

11'5" x 17'6" (3.47m x 5.33m)



UPVC double glazed window to rear with venetian blinds, double radiator, wooden flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling with ceiling light, double glazed patio doors to the front aspect and balcony with full length sliding curtains, door to bedroom 1. TV and audio unit left in alcove with shelf.

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View of Lounge/Dining Room



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View of Lounge/Dining Room



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Balcony

11'5" x 4'5" (3.47m x 1.35m)



Enclosed balcony with glass balustrade, ceramic tiled flooring, recess ceiling spotlights.

Small table and 2 x chairs, 2 x storage boxes.

Fitted Kitchen

10'0" x 7'6" (3.06m x 2.29m)



Recently refitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, plumbing and space for automatic washing machine, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to side, vinyl flooring, double power point(s), recessed ceiling spotlights, wall mounted concealed gas combination boiler serving heating system and domestic hot water with heating timer control, access from entrance hall.

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View of Kitchen



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View Extractor Fan



View of Oven



Appliances 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



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View of Microwave



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View of Fridge/Freezer



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View of Washing Machine



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View of Washing Machine



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Bedroom 1

7'10" x 11'10" (2.40m x 3.60m)



UPVC double glazed window to front with blind, fitted double wardrobe(s) with full-length wall to wall mirrored sliding doors, single radiator, fitted carpet, double power point(s), coving to textured ceiling, door to en-suite shower room.

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View of Bedroom 1



View of En-suite Shower Room



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En-suite Shower Room



Refitted shower room, with tiled shower glass cubical with power shower, vanity wash hand basin with cupboards under and vanity mirror and lighting, low level Wc, heated towel rail, extractor fan, full height ceramic tiling to all walls, single radiator, vinyl flooring.

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Bedroom 2

8'1" x 13'6" (2.46m x 4.11m)



UPVC double glazed window to rear with venetian blinds, uPVC double glazed window to side with venetian blinds, single radiator, wooden laminate flooring, double power point(s), coving to textured ceiling with recessed ceiling spotlights.

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View of Bedroom 2



View of Family Shower Room



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Family Shower Room



Refitted shower room comprising: tiled glass shower cubicle with power shower, vanity wash hand basin in vanity unit with cupboards under, low-level and heated towel rail, mirrored cabinet, single radiator, vinyl flooring, recessed ceiling spotlights.

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Outside of the property

Communal Gardens

Laid to lawn with mature shrubs and hedges,

Parking Area to the Rear

Communal parking area to the rear of the property.

Council Tax Band

Council Tax Band : B

Charge Per Year : £1579.33

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.

KEYS

2 x Top Lock Front Door Key

2 x Bottom Lock Front Door Key

2 x Conservatory Door key

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 able to withdraw the property from the market until the completed application along with supporting documentation have been received. Also, holding deposit may be requested.

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.

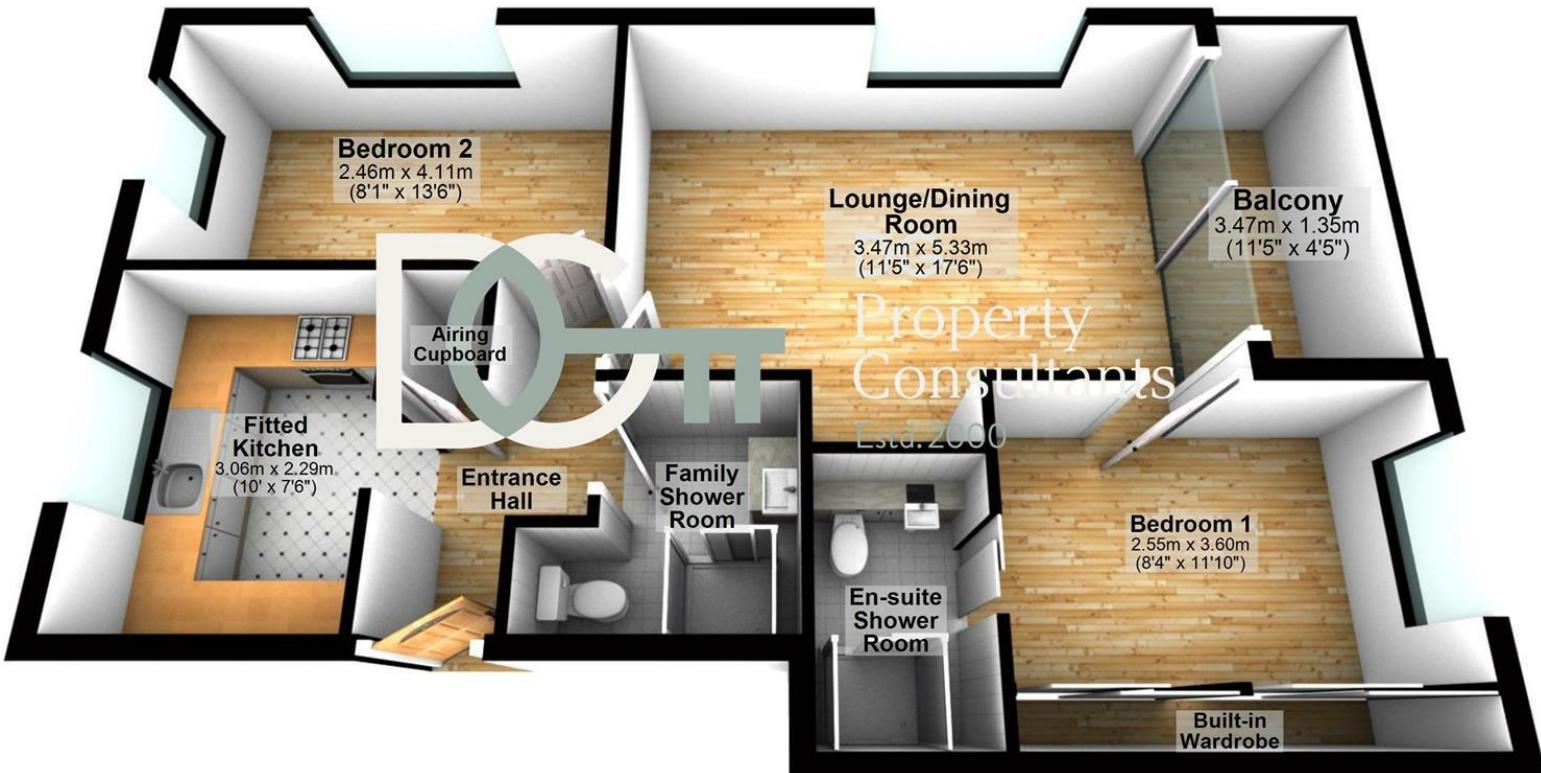
In the event of a Guarantor being required, the same reference procedure above will apply.

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.

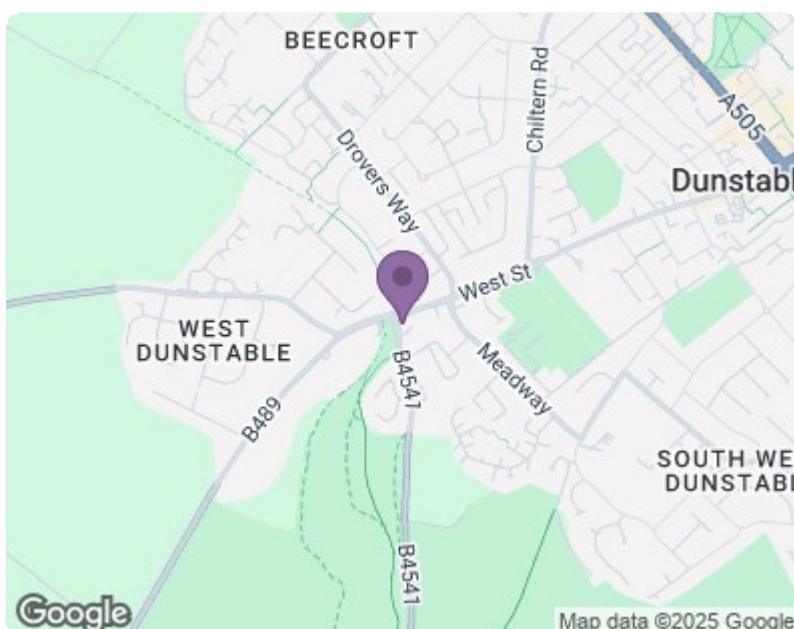
MISDESCRIPTIONS ACT - Lettings

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



Total area: approx. 59.0 sq. metres (634.6 sq. feet)



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

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



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