



**DG**  
Property  
Consultants  
Estd. 2000



## **Simpson Close, Luton, LU4 9TP** **£950 PCM**

DG Property Consultants are delighted to present this superbly presented one-bedroom, second-floor apartment located in Leagrave, within walking distance of Leagrave Train Station and the Luton & Dunstable Hospital, making it ideal for commuters or hospital professionals.

The accommodation comprises an entrance hall leading to a combined lounge/diner, a refitted kitchen with appliances, a double bedroom with built-in wardrobes and a modern shower room with electric shower. The property further benefits from electric storage heating with Economy 10, double glazing, and newly fitted flooring throughout. Residents have access to a communal garden and an allocated off-road parking space.

The apartment is offered unfurnished and is available immediately.

To arrange a viewing, please call 01525 310200.



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Bedfordshire, LU5 6BY  
[dgpropertyconsultants.co.uk](http://dgpropertyconsultants.co.uk)  
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## Accommodation

### Communal Entrance

Communal entrance with entry phon system.

### Entrance Hall



Entrance door, fitted carpet, double power point(s), textured ceiling, access to loft space, airing cupboard housing, pre-lagged hot water tank, doors to lounge/diner, kitchen, bedroom & shower room, built in storage cupboard.

### Lounge/Diner

12'0" x 10'6" (3.65m x 3.20m)



Double glazed window to rear aspect, electric storage heater, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling.

### View of Lounge/Diner



### Fitted Kitchen

10'6" x 6'0" (3.20m x 1.83m)



Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink with drainer, mixer tap and tiled splashbacks, fridge/freezer and automatic washing machine, built-in electric oven, halogen hob with extractor hood over, vinyl flooring, double power point(s), textured ceiling with fluorescent strip.

### View of Kitchen



**Bedroom 1**

11'3" x 10'0" (3.43m x 3.05m)



double glazed window to rear aspect, built-in double wardrobe(s) with full-length mirrored sliding doors, electric storage heater, fitted carpet, double power point(s), textured ceiling.

**View of Bedroom****Shower Room**

Refitted with three piece suite comprising tiled shower cubicle with electric shower and folding glass screen, pedestal wash hand basin with tiled splashbacks and extractor fan, wall mounted mirror, wall mounted medicine cabinet, shaver light, ceramic tiled flooring, textured ceiling.

**View of Shower Room****Outside of the property****Communal Gardens**

Communal gardens all round the block  
Outside communal bin store.

**Off Road Parking Area**

1 designated parking space for the apartment.

**Council Tax Band**

Council Tax Band : A  
Charge Per Year : £1289.13

**Tenant(s) Application****Tenant Application**

Once you have found a suitable property to rent and all terms have been agreed, you will be required to complete our tenant application form. Each tenant must complete the form individually and submit it together with the following supporting documentation:

**Photo Identification:** A valid passport or ID card (for non-UK or non-EU residents, a valid residence share code (Providing digital immigration status) to validate your right to reside in the UK).

**Proof of Residence:** A current utility bill.

**Employment Details:** Recent payslips x 3 & a P60.

**Bank Statements:** Six months' bank statements showing income and regular rental payments.

DG Property Consultants will be unable to withdraw the property from the market until the completed application form and all supporting documentation have been received. A holding deposit may also be requested.

**Right to Rent, Credit Checks, and References**

Right to Rent checks, credit checks/searches, and references are carried out by a professional referencing company. This process includes references from previous landlords or letting agents, current employment references, and an analysis of bank statements.

If a guarantor is required, the same referencing procedure will apply.

Refusal is only permitted where there is a genuine and lawful reason, such as: Preventing statutory overcrowding. The tenant's

income being insufficient to meet affordability requirements. Any blanket bans contained within insurance, mortgage, or lease terms will generally be invalid.

#### Tenancy Setup and Payments

Once your application has been successfully approved, your tenancy will be agreed and set up. The balance of the deposit will then become immediately due, followed by payment of the first month's rent no later than one week prior to the start date of the tenancy.

#### **The Property Misdescriptions Act 1991 - Sales & Le**

The Property Misdescriptions Act 1991 - Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

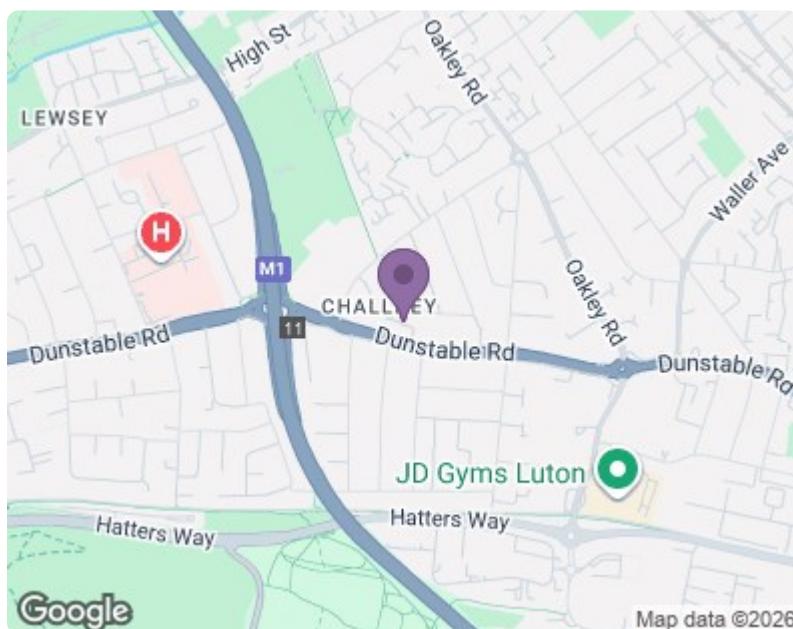
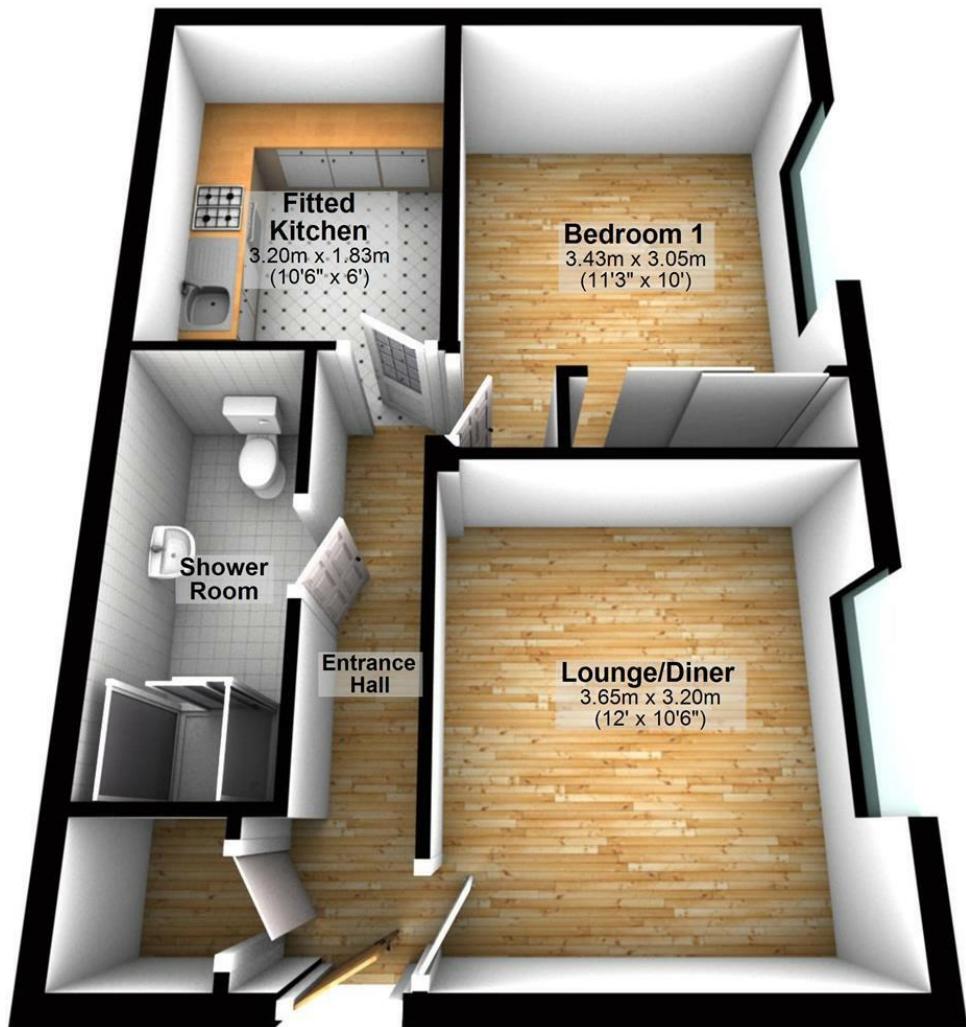
DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

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These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

## Ground Floor



| 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 <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |         |           |
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