



DG
Property
Consultants
Estd. 2000



Foxglove Way, Luton, LU3 1EA

£1,295 PCM

DG Property Consultants are delighted to present this very well presented two-bedroom, first-floor apartment located on the north side of Luton "Wardown Park Area", within walking distance from Luton Town centre and Luton Central Train Station, making it ideal for commuters.

The accommodation comprises communal entrance with security entry, apartment entrance hall with access to a combined lounge/diner, opening into a fitted kitchen with appliances, a balcony overlooking open parkland, two double bedroom with 1 x built-in wardrobes and a modern bathroom with shower. The property further benefits from electric storage heating, 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.



2 High Street, Toddington,
Bedfordshire, LU5 6BY
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Accommodation

Communal Entrance

Communal entrance with security entry phone system, stairs to 1st floor landing and aptment.

Entrance Hall



Entrance door, electric storage heater, fitted carpet, double power point(s), smoke detector, access to both bedroom, bathroom and lounge/diner.

Lounge/Diner

12'8" x 17'6" (3.85m x 5.33m)



Two uPVC double glazed windows to rear incorporating uPVC double glazed patio door to the balcony, two electric storage heaters, fitted carpet, telephone point(s), TV point(s), double power point(s), opening through to the kitchen.

View of Lounge/Diner

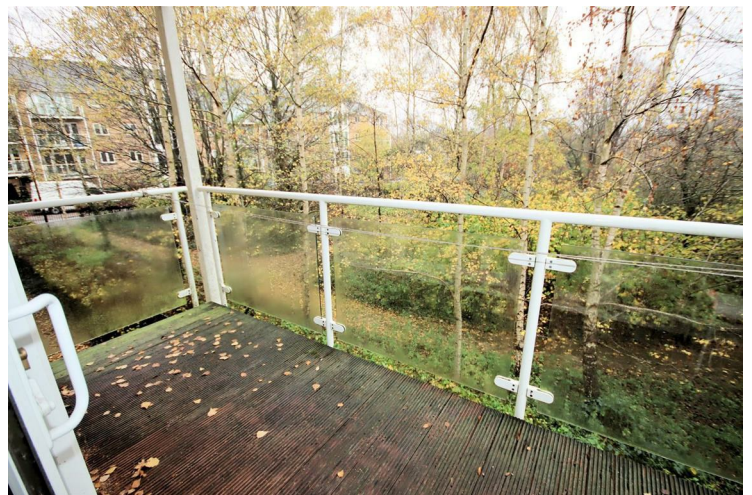


View of Lounge/Diner



Balcony

14'0" x 4'0" (4.27m x 1.22m)



Balconey access from the lounge/diner, decked base with glass sides, overlooking parkland.

Fitted Kitchen

8'6" x 8'3" (2.60m x 2.52m)



Fitted 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, fridge/freezer and automatic washing machine (both left for the tenant to use, but should they breakdown then they should be replaced with your own). Electric fan assisted oven, electric halogen hob with extractor hood over, uPVC double glazed window to side, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, opening into lounge/diner.

View of Kitchen



Bedroom 1

14'6" x 8'10" (4.43m x 2.69m)



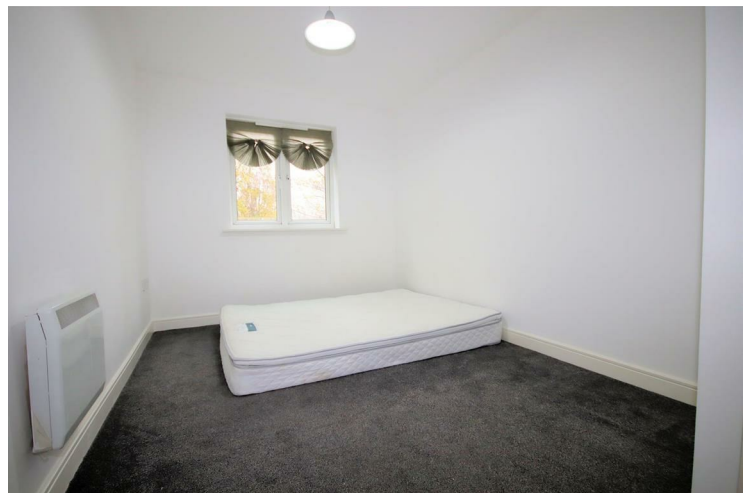
UPVC double glazed window to rear, built-in double wardrobe(s), wall mounted electric convection heater, fitted carpet, double power point(s).

View of Bedroom 1



Bedroom 2

14'6" x 8'6" (4.43m x 2.59m)



UPVC double glazed window to rear, wall mounted electric storage heater electric convection heater, fitted carpet, double power point(s).

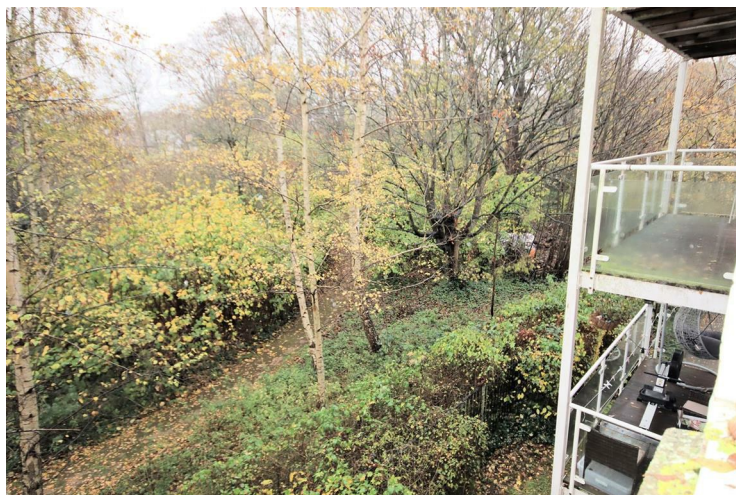
Family Bathroom



Three piece coloured suite comprising panelled bath with hand held mixer shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, electric convection heater, vinyl flooring.

Outside of the property

View from Apartment



View From Apartment



Communal Garden

Communal gardens all round, with mature shrubs and seating areas.

Off Road Parking

Private allocated parking space.

Council Tax Band

Council Tax Band : C

Charge Per Year : £2062.61

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.

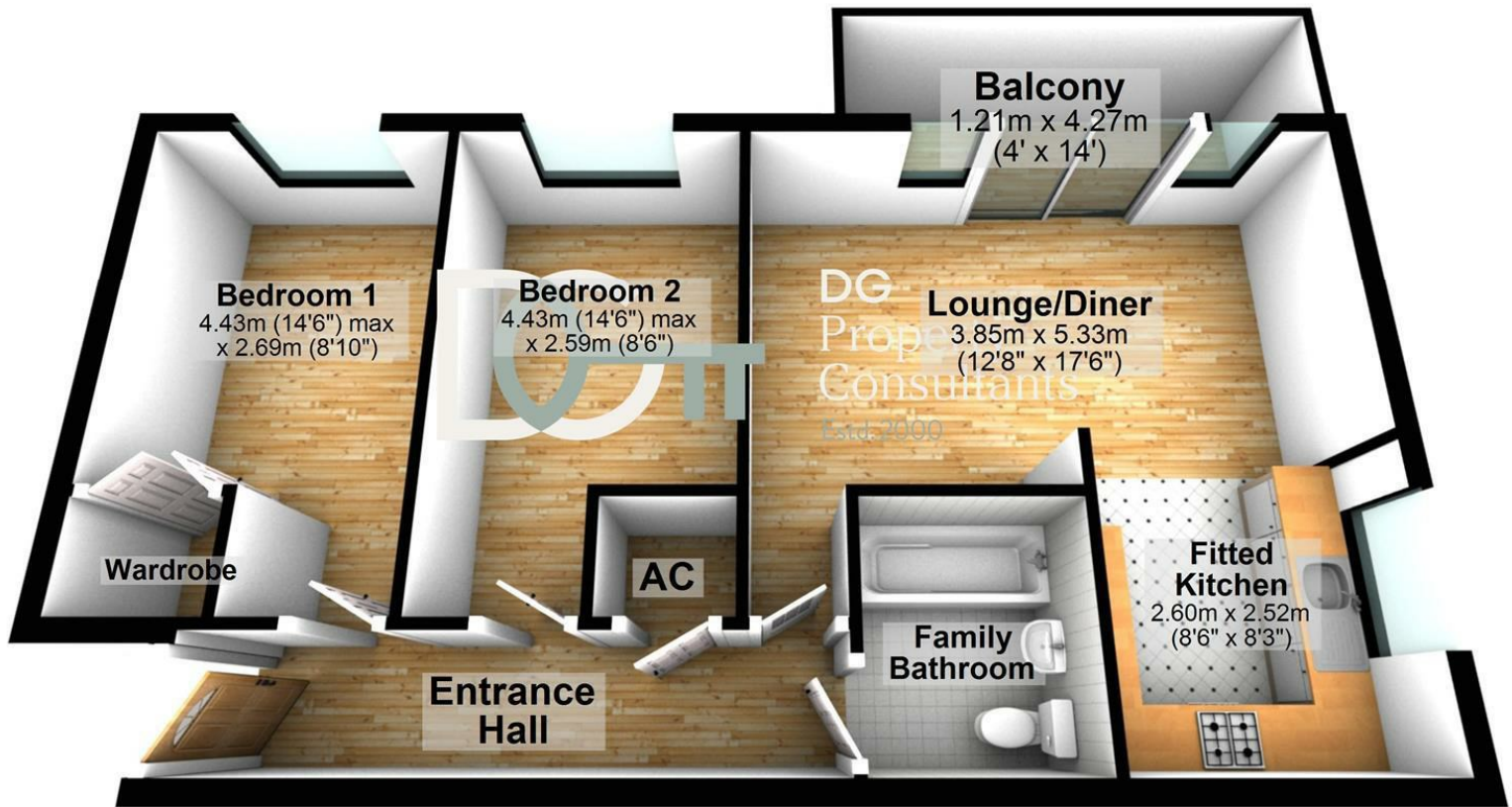
In the event of a Guarantor being required, the same reference procedure above will apply.

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.

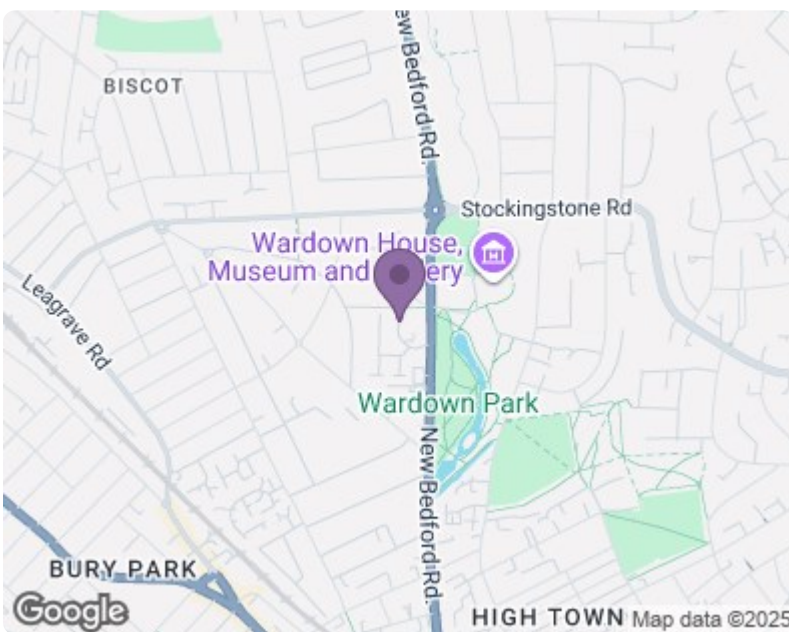
MISDESCRIPTIONS ACT - Lettings

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. 59.9 sq. metres (644.2 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		
England & Wales	EU Directive 2002/91/EC	

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		
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