



**DG**  
Property  
Consultants  
Estd. 2000



## **Simpson Close, Luton, LU4 9TP**

### **£995 PCM**

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

The accommodation comprises entrance into a lobby opening to the combined lounge/diner, a refitted kitchen with integrated appliances, a double bedroom with built-in wardrobes and a modern refitted bathroom. 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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## Ground Floor Accomodation

### Communal Entrance

Communal entrnace with security entry phone system.

### Entrance Lobby

Entrance door, fitted carpet, double power point(s), textured ceiling, access to loft space, airing cupboard housing, pre-lagged hot water tank, separate storage cupboard, open to the lounge/diner,

### Lounge/Diner

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



Upvc double glazed window to front with vernitian blinds, electric storage heater, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, opeing into middle lobby. doors from lobby to kitchen, bedroom and bathroom room.

### View of Lounge/Diner



### View of Lounge/Diner



### Inner Lobby

Fitted carpet, doors to kitchen, bedroom and bathroom room.

### 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, stainless steel sink with single drainer, mixer tap and tiled splashbacks, integral fridge/freezer, automatic washing machine (left for te tenat to use, but should in breakdown, then they should replace with their own, built-in electric oven, halogen hob with extractor hood over, vinyl flooring, double power point(s), textured ceiling with lighting, Uprvc double glazed window to side with vernitian blind.



### View of Kitchen



### Bathroom



### Bedroom 1

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



Upvc double glazed window to front with vernitian blind, 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



Recently refitted with three piece suite comprising panelled bath with a electric shower over and glass screen, pedestal wash hand basin with tiled splashbacks and extractor fan, wall mounted mirror, shaver point and light, vinyl flooring, textured ceiling.

### View of Bathroom



### Outside of the property

#### Off Road Parking Space

1 designated parking space.

#### Communal Gardens

Communal gardens all aronud.  
Outside bin store.

#### Council Tax Band

Council Tax Band : A

Charge Per Year : £1289.13

#### 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.

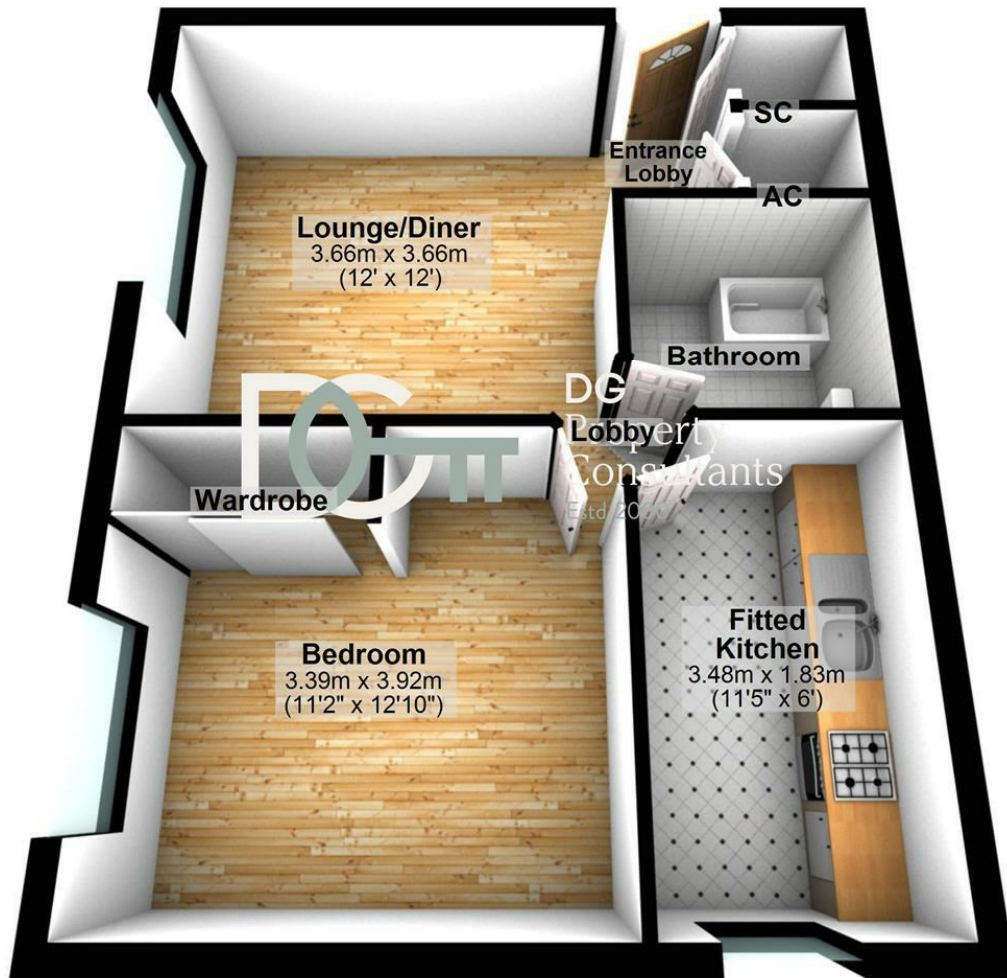
In the event of a Guarantor being required, the same reference procedure above will apply.

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.

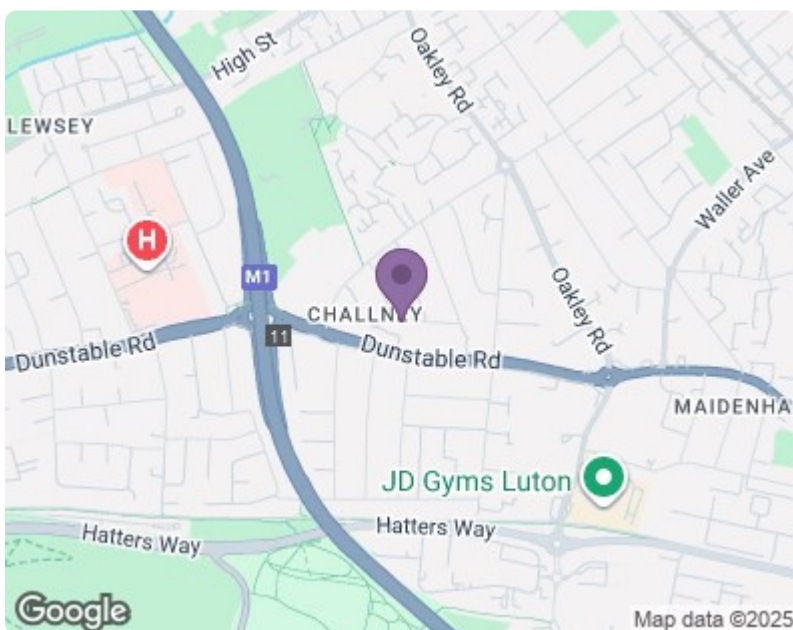
**MISDESCRIPTIONS ACT - Lettings**

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. 40.9 sq. metres (440.0 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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