



**DG**  
Property  
Consultants  
Estd. 2000



**Simpson Close, Luton, LU4 9TP**  
**£995 PCM**

DG Property Consultants are delighted to present this superbly presented one-bedroom, second-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 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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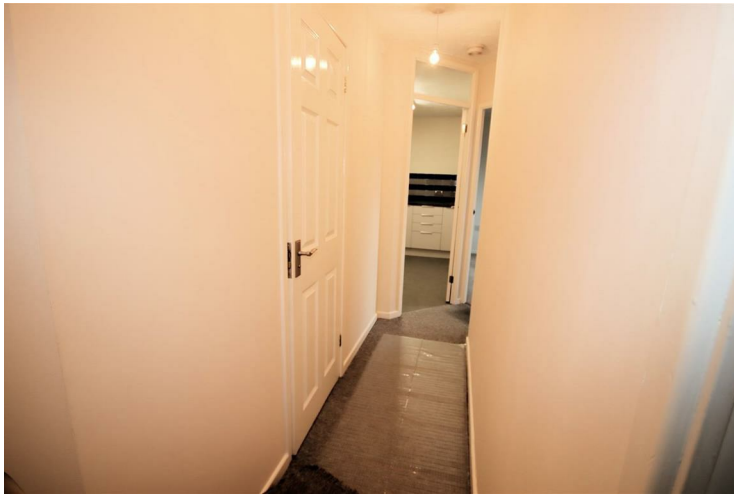


## Accommodation

### 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(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.

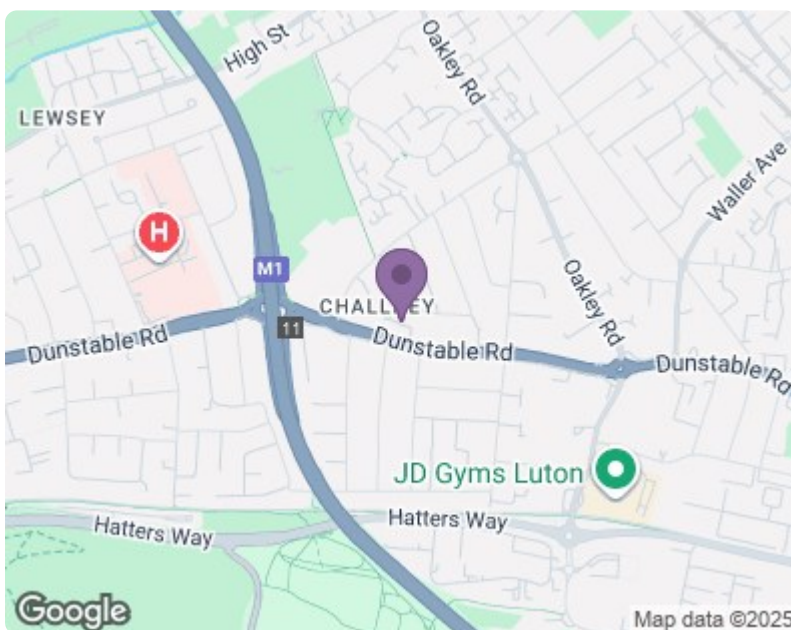
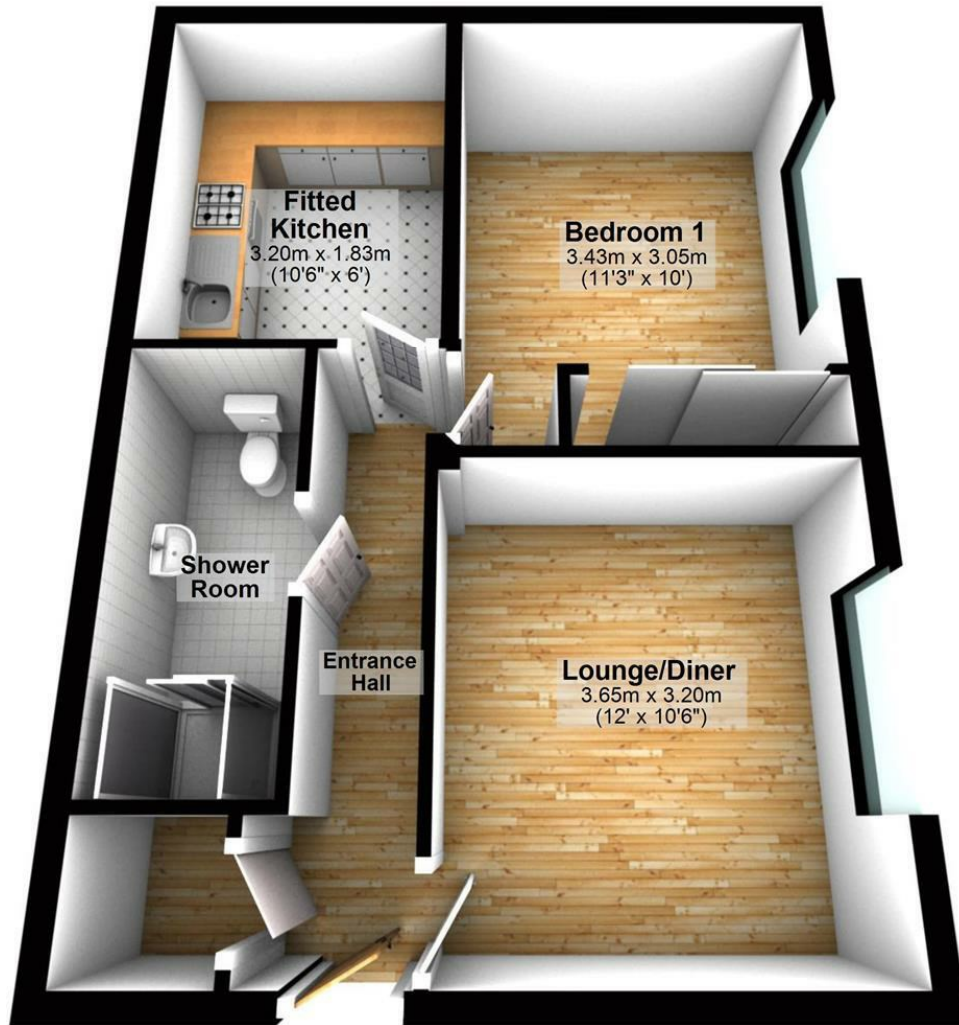
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of

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



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>		
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