

**DG**  
Property  
Consultants  
Estd. 2000



## **Garfield Court, Luton, Bedfordshire LU2 8JZ**

**£1,050 PCM**

DG Property Consultants are pleased to present this modern well presented one-bedroom ground floor apartment, ideally situated in the desirable Stopsley area. This property is perfect for those who work at Luton Airport, as it is conveniently located within easy reach of the airport.

Upon entering the apartment into the entrance hall that leads into a spacious lounge/diner and it seamlessly opens into a well-equipped fitted kitchen, complete with a built-in oven. The layout is both practical and inviting, ensuring that you feel right at home. The apartment features one comfortable bedroom, providing plus a modern shower room.

The property also benefits from parking for one vehicle, adding to the convenience of living in this lovely apartment.

Available immediately and offered unfurnished, this property presents an excellent opportunity for those seeking a stylish and low-maintenance living space in a sought-after location. Whether you are a professional or simply looking for a comfortable home, this apartment in Stopsley is sure to impress.

Interested call Team DG on 01582-580500



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
[dgpropertyconsultants.co.uk](http://dgpropertyconsultants.co.uk)  
Toddington 01525 310200  
Luton 01582 580500

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PROTECTED

 The Property  
Ombudsman

## Communal Entrance

Security entrance system to main entrance doors.

## Entrance Hall



Entrance door, wooden laminate flooring, power point(s), intercom, entry phone system, textured ceiling, door to living room, bedroom and shower room, airing cupboard housing, hot water tank plus storage area, consumer unit and electricity meter.

## Living Room

16'6" x 10'6" max (5.03 x 3.21 max)



Replacement PVCu double glazed window to front with curtain pole, wall mounted electric panel convection heater, newly fitted wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, opening to kitchen.

## View of Living Room



## Fitted Kitchen

8'6" x 5'4" (2.59 x 1.62)



Fitted with a matching range of base and eye level units with worktop space over, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, built-in integrated fridge/freezer, space & plumbing for automatic washing machine, built-in electric oven and four ring electric ceramic hob with extractor hood over, newly fitted wooden laminate flooring, double power point(s), textured ceiling.

**Bedroom 1**

13'4" x 10'0" (4.06 x 3.04)



Replacement PVCu double glazed window to rear, wall mounted electric panel convection heater, wooden laminate flooring, double power point(s), textured ceiling.

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

fitted three piece suite comprising tiled shower cubicle with electric power shower and glass screen, pedestal wash hand basin, low-level WC, wall mounted electric convector fan heater, extractor fan, wall mounted mirror, full height ceramic tiling to all walls, ceramic tiled flooring, textured ceiling.

**Outside of the property****Communal Gardens**

Communal gardens, mainly laid to lawn.

**Off Road Parking Area**

Communal off road parking area.

**Council Tax Band**

Council Tax Band: A

Charge Per Year: £1546.96

**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 you 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.

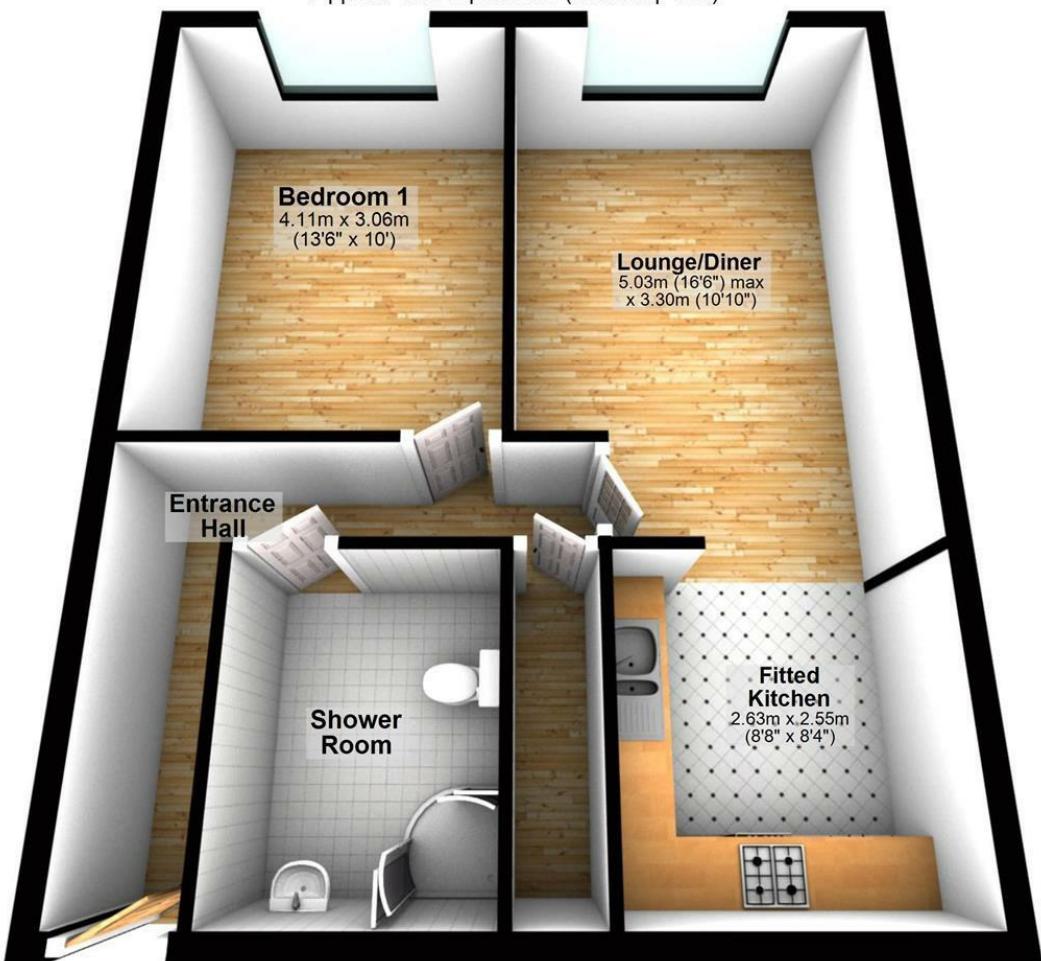
All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as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

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

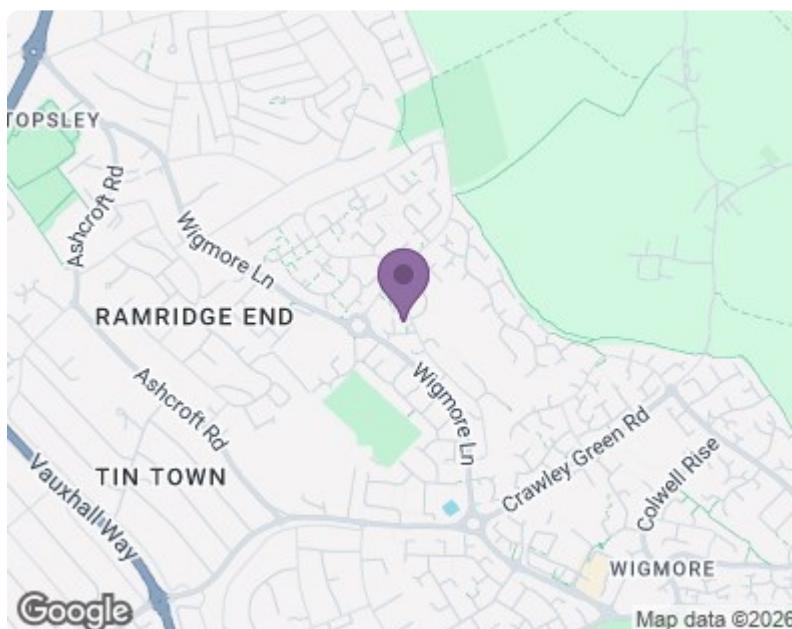
These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

## Ground Floor

Approx. 49.9 sq. metres (537.1 sq. feet)



Total area: approx. 49.9 sq. metres (537.1 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			
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)	<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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