



DG
Property
Consultants
Estd. 2000



£975 PCM
Simpson Close, Leagrave
Luton, Bedfordshire LU4 9TP

DG Property Consultants are Offer this 1st floor, good size 1 bedroom apartment, located towards the L&D Borders. Ideal for a hospital worker and available straight away as unfurnished. Accommodation comprising: Entrance lobby opening into the combined lounge/diner, fitted kitchen, 1 bedroom and bathroom with electric shower, Benefits Include: double glazing, electric storage radiator heating throughout. Communal gardens and off road parking area.
Call team DG on 01582-580500 to book an appointment.

1 Bedroom Apartment
Combined Lounge/Diner
Fitted Kitchen
Double Glazing, Electric Heating
Available Straight Away
Allocated Parking Area
Ideal for Hospital Worker
Family Bathroom



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Accommodation

Communal Entrances

Security entrance door with intercom entry phone system.

Entrance Lobby

Entrance door, wooden laminate flooring, storage cupboard, archway opening to lounge dining room, airing cupboard. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Walls & Ceilings have been recently redecorated: The flooring is newly fitted ant the start of this tenancy. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request

Combined Lounge/Diner

12'0" x 11'11"

Replacement PVCu double glazed window to rear with curtains & pole, electric storage heater, wooden laminate flooring, telephone point(s), light shade, wall mirror, TV point(s), double power point(s), textured ceiling. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Walls & Ceilings have been recently redecorated. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



View of Lounge/Diner

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View of Lounge/Diner

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Kitchen

10'7" x 5'5"

Modern fitted with a matching range of base and eye level units with worktop space over and breakfast bar with 2 stools, polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, built in oven & hob with extractor over, double power point(s), textured ceiling with fluorescent strip. Automatic washing machine, fridge/freezer, left for a tenant to use, but will not be repaired by the landlord and should they breakdown the tenant will be required to either have them repaired or replace them with their own appliances.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Walls & Ceilings have been recently redecorated: The vinyl flooring is newly fitted at the start of this tenancy. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



Bedroom 1

11'10" x 10'7"

Replacement PVCu window to side with curtains & pole, built-in double wardrobe(s) with sliding doors, light shade, electric storage heater, fitted carpet, double power point(s), textured ceiling.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Walls & Ceilings have been recently redecorated: The carpet flooring is newly fitted at the start of this tenancy. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



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View of Bedroom 1

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Family Bathroom

Recently refitted with three piece suite comprising panelled bath with independent electric shower over and shower curtain, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, wooden laminate flooring, textured ceiling, mirrored bathroom cabinet.

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View of Bathroom

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Outside of the property

Communal Gardens

Communal gardens, lawn and mature shrubs.



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Allocated off Road Parking Area

Allocated parking area to the front of the block.

View of Sink

Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy.

Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Extractor Hood

Appliances Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger

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View of Hob

Appliances Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger

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View of Oven

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View of Washing Machine

Appliances Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Fridge

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View of Freezer

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Property Keys

Keys - Fobs - supplies for the property you are renting.

Should any keys or fobs supplied are lost or broken, then it's the tenants responsibility to replace them.

2 x Front Door Top Lock

2 x Front Door Bottom Lock

2 X Main Flat inner Entrance Door

Code to get in Outer Entrance Door.

Council Tax Band

Council Tax Band : A

Charge Per Year : £1473.34

Property Condition Report

I / we have checked through the Inventory and Statement of Condition and have found them to be correct. All appliances are in working order and inventory items are in a good clean condition except where stated in the inventory & condition report.

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

Tenancy Date

Tenancy Start Date:



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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.



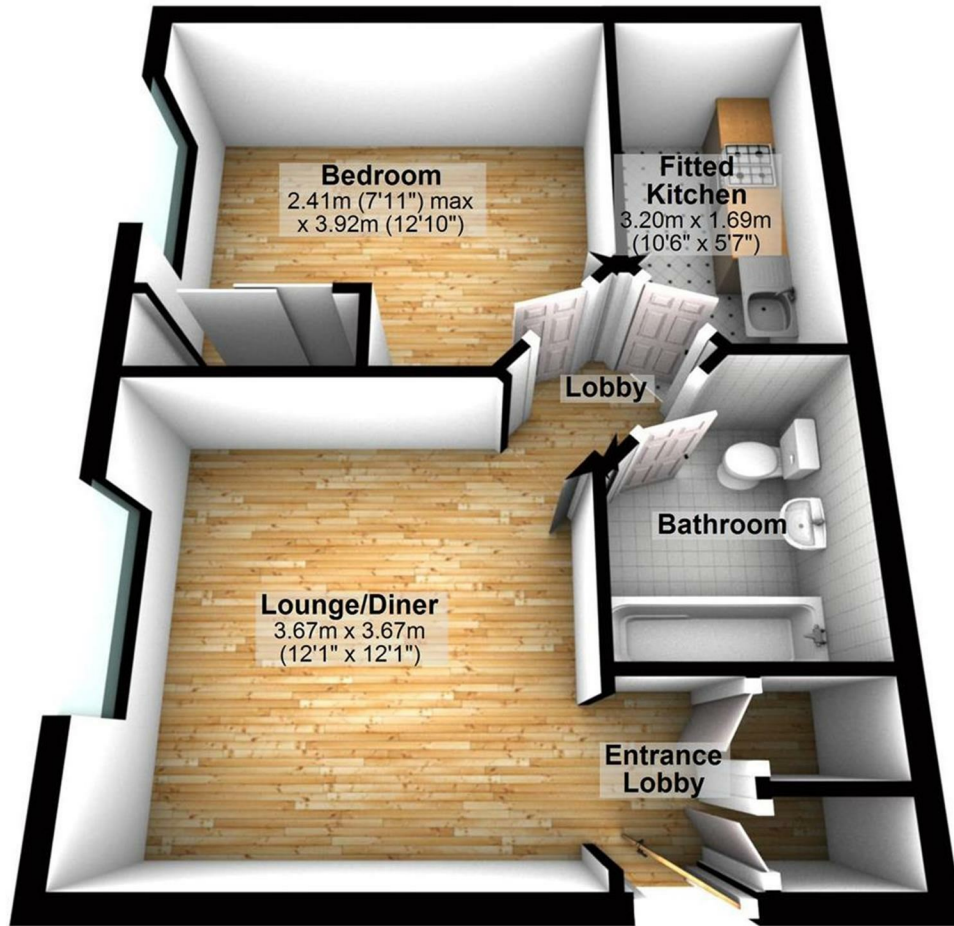
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Ground Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



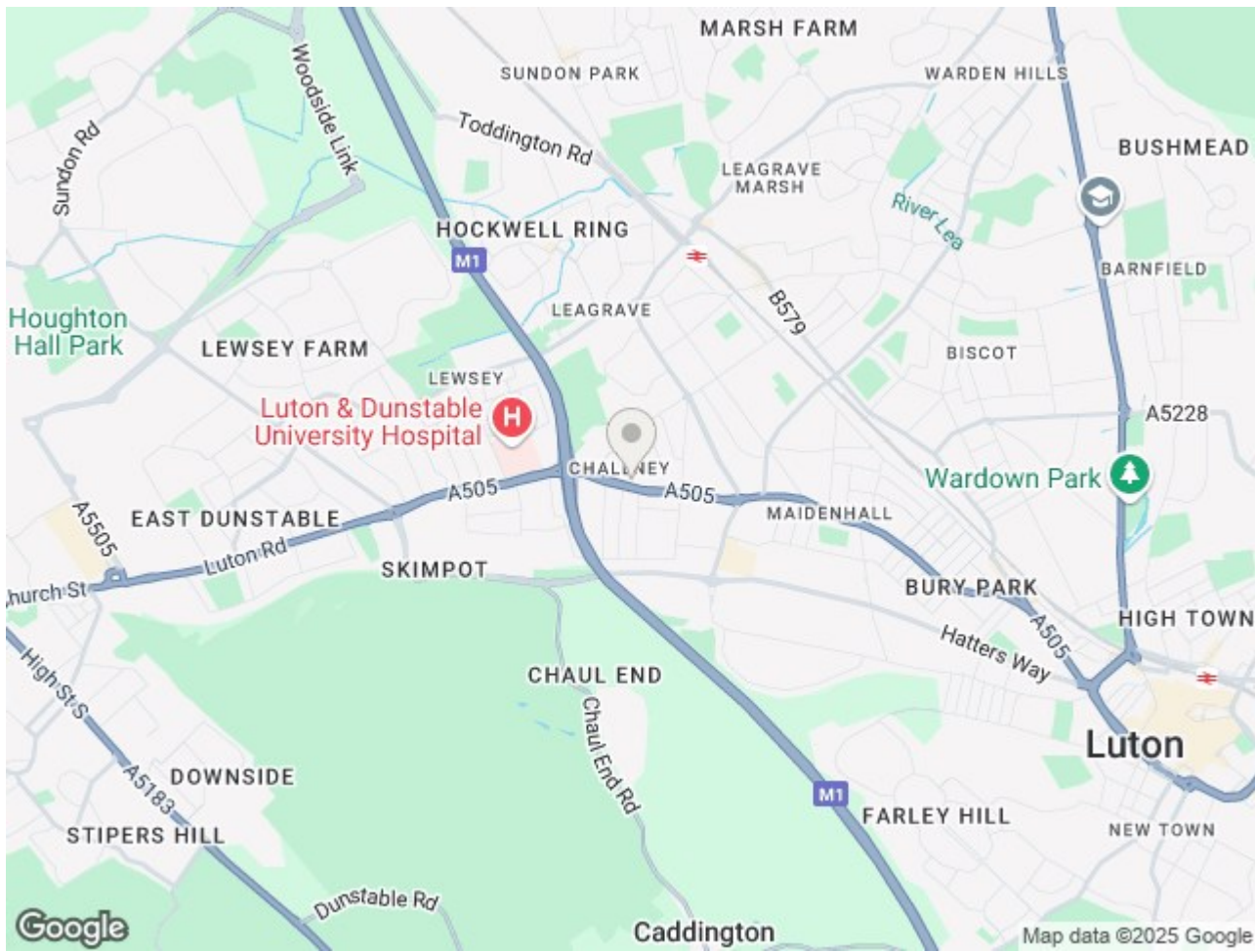
Total area: approx. 45.2 sq. metres (486.9 sq. feet)



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