



DG
Property
Consultants
Estd. 2000



Simpson Close, Luton, LU4 9TP

£995 PCM

DG Property Consultants are delighted to present this superbly refurbished 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 lobby leading to a combined lounge/diner, a refitted kitchen with appliances, a double bedroom with built-in wardrobes and a modern bathroom 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.

Entrnace Lobby

Entrance door, fitted carpet, double power point(s), textured ceiling, access to loft space, airing cupboard housing pre-lagged hot water tank, storage cupboard, opeing to lounge/diner, inner lobby leading to kitchen, bedroom and bathroom.

Lounge/Diner

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



Double glazed window to side, electric storage heater, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling.

View of Lounge/Diner



View of Lounge/Diner



Fitted Kitchen

10'6" x 6'0" (3.20m x 1.83m)



Modern fitted kitchen 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, 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 lighting.

View of Kitchen



Bedroom 1

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



Double glazed window to front spect, 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



Bathroom



Fitted bathrom with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level Wc, tiled splashbacks and extractor fan, wall mounted mirror, vinyl flooring, textured ceiling.

View of Bathroom



Outside of the property

Communal Gardens

Communal gardens all around.
Outsid communal bin store.

Off Road Parking

1 designated parking space.

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.

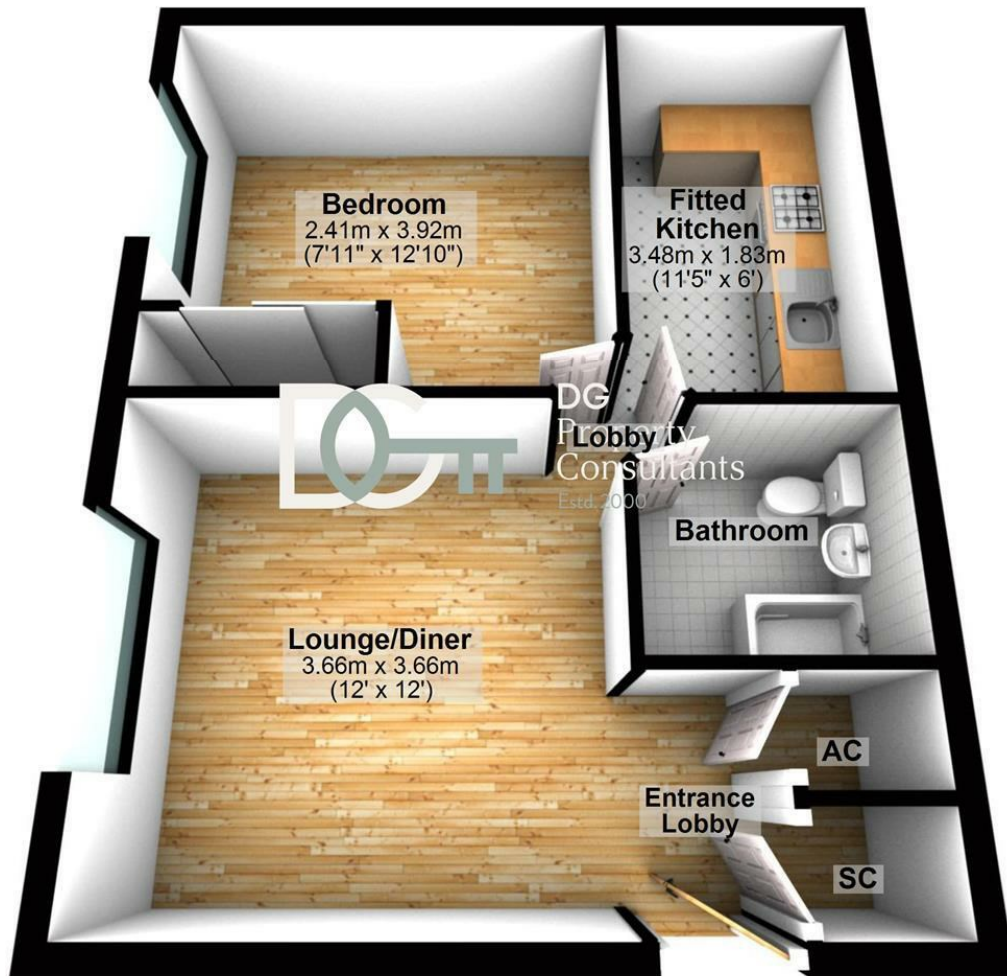
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of

your first month's rent no more than 1 week prior to the start of your tenancy.

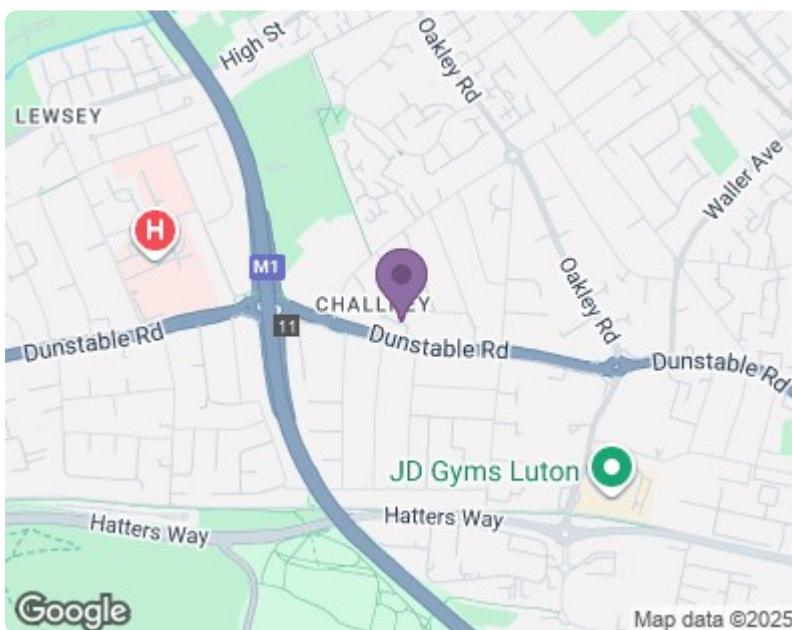
MISDESCRIPTIONS ACT - Lettings

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) 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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Not environmentally friendly - higher CO ₂ emissions		
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