



Property Consultants

Linking people to properties



£925 Per Month
Elveden Close
Bushmead, Luton, Bedfordshire LU2

777
2 BEDROOM END OF TERRACE. Located on the sought after Bushmead development. Accommodation comprising: Entrance into good size combined lounge, fitted kitchen/diner, 2 double bedrooms, modern bathroom. Benefits Include: Sealed unit double glazing, electric heating. Garage & ample off road parking plus front and large rear gardens. Offered as unfurnished & available straight away.

- Corner Plot
- Good Size Lounge
- Fitted Kitchen / Diner
- Single Garage
- Ample Off Road Parking
- Electric Heating
- Double Glazed
- Available Straight Away
- Unfurnished
- 2 Double Bedrooms

Ground Floor

Entrance

Wooden entrance door into lounge.

Lounge

15'6" x 12'0"

Sealed unit double glazed window to front, two electric storage heaters, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, storage cupboard with fuse box and electricity meter, stairs to first floor landing, door kitchen/diner.

Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. Should you require larger pictures then these can be emailed on request.



View of Lounge

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Kitchen/Diner

9'2" x 12'0"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, fridge and automatic washing machine, built-in eye level electric oven, four ring electric hob with extractor hood over, sealed unit double glazed window to rear, electric storage heater, vinyl flooring, double power point(s), textured ceiling, double glazed patio doors to garden.

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View of Kitchen/Diner

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View of Hob

Appliance: Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Oven

Appliance: Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Fridge

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



View of Washing Machine

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.

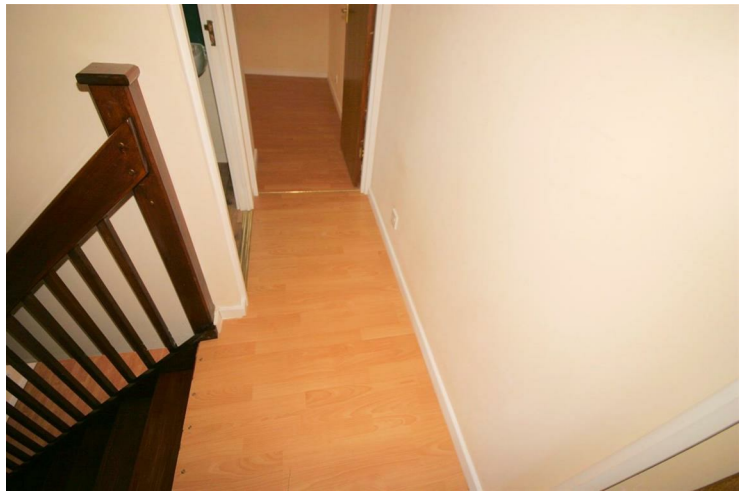


First Floor

Landing

Wooden laminate flooring, power point(s), textured ceiling, access to loft space, doors to all first floor rooms.

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Bedroom 1

9'2" x 12'0"

Sealed unit double glazed window to rear, wall mounted electric panel heater, wooden laminate flooring, TV point, double power point(s), textured ceiling.

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View of Bedroom 1

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Bedroom 2

8'8" x 12'0"

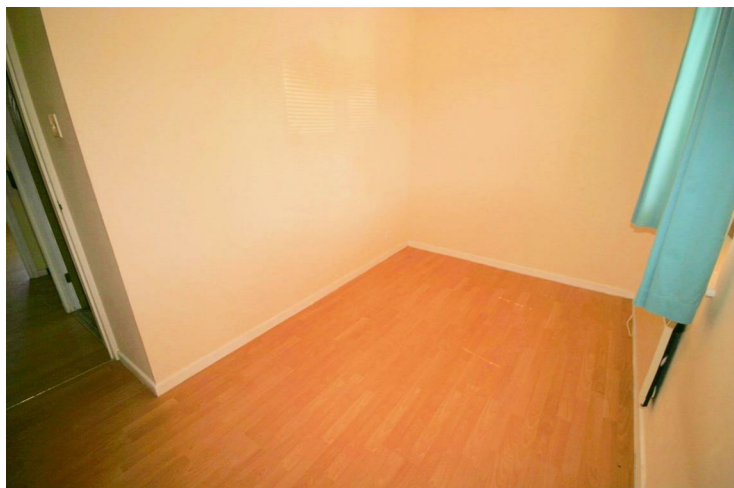
Sealed unit double glazed window to front, wall mounted electric panel heater, wooden laminate flooring, double power point(s), textured ceiling.

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View of Bedroom 2

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Family Bathroom

Three piece comprising panelled bath with hand shower attachment over and folding glass screen and pedestal wash hand basin, tiled splashbacks, sealed unit double glazed window to side, wall mounted electric convection heater, vinyl flooring, textured ceiling, airing cupboard and storage cupboard.

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Outside

Front Garden & Drive

Mono block drive offering off road parking, mature shrubs, side gate to rear garden.



Front Garden

Large corner plot, side & rear garden, mainly laid to lawn, access to front via side gate, access to single garage.

Gardens: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View of Rear Garden

Gardens: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View of Rear Garden

Gardens: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View of Garage One

The garage must be empty on exit of the property.

Left clean, tidy & rubbish free. The pictures illustrates. Should you require larger pictures then these can be emailed on request.



View of Garage Two

The garage must be empty on exit of the property.

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Detached Single Garage.

Brick built single garage with up & over door, plus personal door to rear garden.



KEYS

All 5 keys need to be returned.

1X top Front door key

1X Botton Front door key

1X Top Garden door key

1X Bottom Garden door Key

1X Garage door key

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.

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.

Tenancy Date

Date:

Tenants Signature.

Signatures:

Tenants Printed Name.

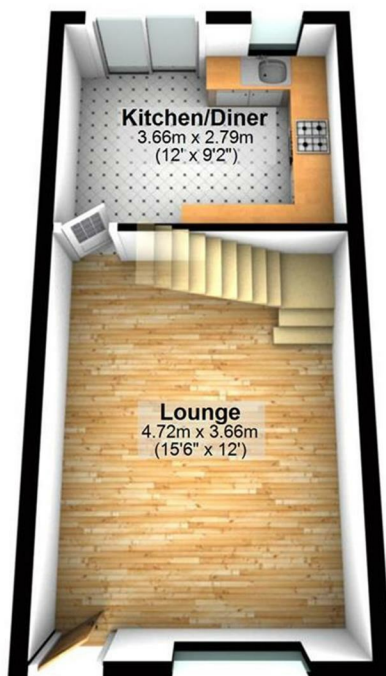
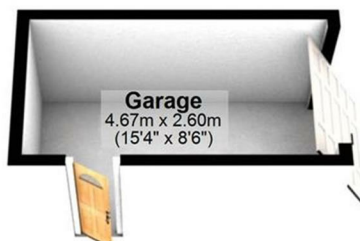
Print Name(s):

Tenancy Administration Fees

dg Property Consultants standard Tenancy agency fees are as follows. All fees are inclusive of vat at 20% Tenants Immigration & ID Verification Check - £15 per person - paid & carried out prior to tenancy application. Tenancy & Reference Fees are charged at - £300 per property. Additional tenants above two will be charged - £150 Guarantors Reference Fee (If Applicable) are charged at - £150 Repeat Tenant reference fees - £150 Company referencing - £300 This covers the cost of carrying out your credit status, Employment & Previous Landlord/Agent References and creating

a contract for the tenancy. Additional Tenancy fees (chargeable during the tenancy). All fees are inclusive of vat at 20% Renewal of tenancy agreement - £60. Changing or adding an Occupier - £240. End of tenancy check out fee - £90 Refunds. If the references we receive do not match the information you provide on your application form you will not be entitled to a refund of the administration / reference fees. If your offer to rent is not accepted by the landlord you will be entitled to a full refund of the amount paid. If you fail to move in to the property on the agreed date you will not be entitled to a refund of the amount paid in respect of the Tenancy Agreement, Reference Fees, Guarantors Fees or any deposit. If your references are not accepted by the landlord but do match with the information you have provided on your application form you will be entitled to a full refund of all monies paid.

Ground Floor



First Floor

