



Property Consultants

Linking people to properties



£700 PCM
Varna Close
Legrave, Luton, Bedfordshire LU3 1SS

Ideal for a commuter. A good size 2 bedroom ground floor apartment, located property located within the Legrave area of Luton. Within walking distance of Legrave train station, ideal for a commuter. Accommodation comprises: Entrance hall, combined lounge/dining room, kitchen, 2 good size bedrooms master with built-in wardrobes, family bathroom. Benefits include: Double glazing, electric heating. Available from early September as unfurnished.

2 Bedroom Apartment
Combined Lounge / Diner
Family Bathroom
Double Glazed
Wardrobes To Bedroom 1
Ideal For A Commuter
Fitted Kitchen
Cul - De - Sac Location
Electric Heating
Available From September

GROUND FLOOR

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

Glazed entrance door, electric storage heater, ceramic tiled flooring, power point(s), dado rail, coved ceiling, cupboard with electricity meters, access to all rooms.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



LOUNGE / DINER

14'6" x 11'6"

Replacement PVCu double glazed window to front, electric storage heater, fitted carpet, telephone point(s), TV point(s), double power point(s), dado rail, coving to textured ceiling.

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VIEW OF LOUNGE/DINER

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FITTED KITCHEN

12'11" x 6'1"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine, built-in electric oven, four ring electric hob with extractor hood over, replacement PVCu double glazed window to rear, ceramic tiled flooring, power point(s), coved ceiling. Free standing washing machine, fridge / freezer. Redecorated and clean.



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VIEW OF KITCHEN

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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 EXTRACTOR HOOD

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 FREEZER

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



BEDROOM 1

13'10" x 9'7"

Replacement PVCu double glazed window to rear, fitted double wardrobe(s), electric storage heater, fitted carpet, power point(s), dado rail, coved ceiling.

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VIEW OF BEDROOM 1

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BEDROOM 2

11'4" x 9'0"

Replacement PVCu double glazed window to front, electric storage heater, fitted carpet, double power point(s), dado rail, coved ceiling.

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VIEW OF BEDROOM 2

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



FAMILY BATHROOM

Three piece suite comprising panelled bath with hand shower attachment over, wash hand basin and low-level WC, tiled splashbacks, extractor fan, replacement PVCu double glazed window to rear, ceramic tiled flooring, coved ceiling.

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OUTSIDE

COMMUNAL GARDEN

communal garden to the front.

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.

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):

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



