



Property Consultants

Linking people to properties



£675 PCM
Howard Close
Legrave, Luton, Bedfordshire LU3 2PG

A superbly presented 1 bedroom Cluster Style Property located in a cul-de-sac and with in the sought after Legrave area. Ideal for a commuter. Accommodation comprises: Entrance hall, combined lounge/diner, refitted kitchen with appliances, landing, 1 good size bedrooms with built in wardrobe, modern family bathroom. Benefits include: Gas central heating, double glazing, front garden and allocated off road parking space. Available straight away as unfurnished.

1 Bedroom Cluster Property
Well Presented Throughout
Modern Fitted Kitchen
Modern Bathroom
Double Glazing & Gas C-H
Unfurnished
Available Straight Away
Allocated Off Road Parking
Ideal For A Commuter
Located IN Legrave

Ground Floor

Entrance Porch

Upvc entrance door to property, wood laminate flooring, door into lounge/diner.

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

12'0" x 12'0"

Replacement uPVC double glazed box bay window to side with curtain rail, double radiator, wooden laminate flooring, telephone point, TV point, telephone point(s), TV point(s), double power point(s), textured ceiling, carpeted stairs to first floor landing, door to kitchen, , automatic washing machine, wall mounted gas combination boiler.

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View of Lounge/Diner

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Fitted Kitchen

6'8" x 8'6"

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, built in oven and 4 ring gas hob with extractor fan over, under counter fridge, automatic washing machine, replacement uPVC double glazed window to side with corded curtain rail, ceramic tiled flooring, double power point(s), textured ceiling with 3 gang ceiling spotlights, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, door to under-stairs cupboard.



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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 Sink

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



View of Extractor

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.



Landing

Fitted carpet, power point(s), textured ceiling with ceiling spotlights, doors to bathroom & bedroom.

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Bedroom 1

10'6" x 8'11"

Replacement uPVC double glazed window to side with curtain rail, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), textured ceiling, access to loft space, door to storage cupboard.

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View of Bedroom 1

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Family Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level, tiled splashbacks, chrome heated towel rail, extractor fan, replacement uPVC double glazed window to side with corded curtain rail, single radiator, vinyl flooring, textured ceiling.

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View of Bathroom

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Outside

Front Garden

Front garden, mainly laid to lawn, access to front of property.



Off Road Parking

Allocated off road parking space..

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.

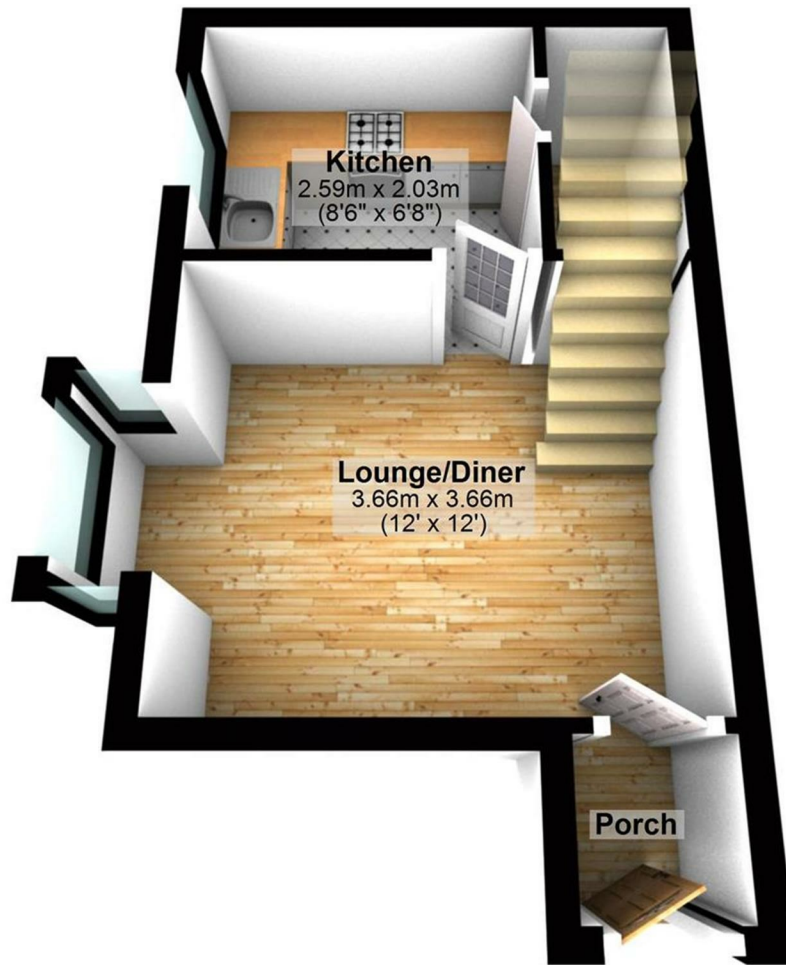
Print Name(s):

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



First Floor

