



Property Consultants

Linking people to properties



£825 PCM **Felbrigg Close** **Wigmore, Luton, Hertfordshire LU2**

OFF

Redecorated & New Carpets - A Spacious 2 Bedroom Cluster home, Available Straight Away.

This 2 Bedroom property is located on the sought after Wigmore Park development. Accommodation comprising: Entrance hall, good size combined lounge/diner, fitted kitchen, 2 good size bedrooms, modern family bathroom. Benefits Include: Double Glazing, gas central heating, off road parking plus front garden. Offered as unfurnished & available straight away.

2 Bedroom Cluster Home
Sought After Wigmore Development
Combined Lounge/Diner
Fitted Kitchen
Modern Family Bathroom
Dble Glzg & Gas Central Heating
Allocated Parking Space
Available Straight Away
Sought After Location
Unfurnished

Ground Floor

Entrance Hall

Upvc double glazed entrance door, single radiator, fitted carpet, power point(s), textured ceiling with smoke detector, two built-in storage cupboard, door kitchen, door lounge/Diner.

Left clean, tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been redecorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.

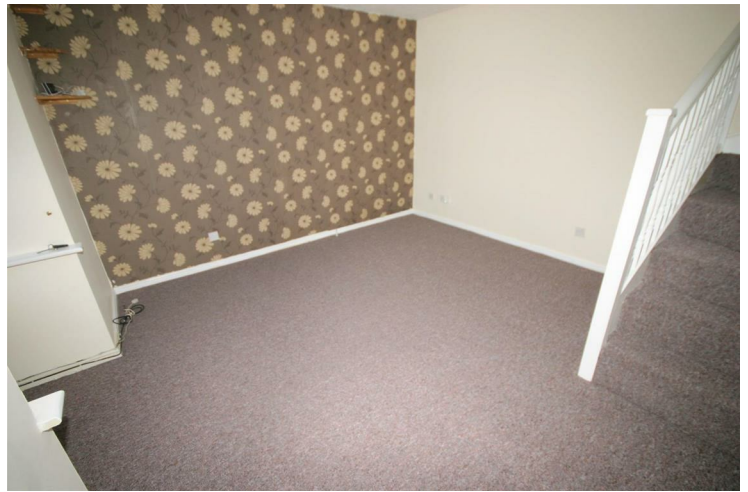


Lounge/Diner

12'4" x 12'6"

Replacement uPVC double glazed box window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, carpeted stairs to first floor landing.

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View of Lounge/Diner

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Fitted Kitchen

12'4" x 6'8"

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 & space for automatic washing machine, space for upright fridge/freezer, built-in electric oven, four ring gas hob with extractor hood over, replacement uPVC double glazed window to front, vinyl flooring, double power point(s), textured ceiling.

Left clean, tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been redecorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request. New kitchen work surface, New cupboard doors, New fitted oven, hob & extractor.



View of Kitchen

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View Of Hob

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



View Of Oven

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



View Of Extractor Fan

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

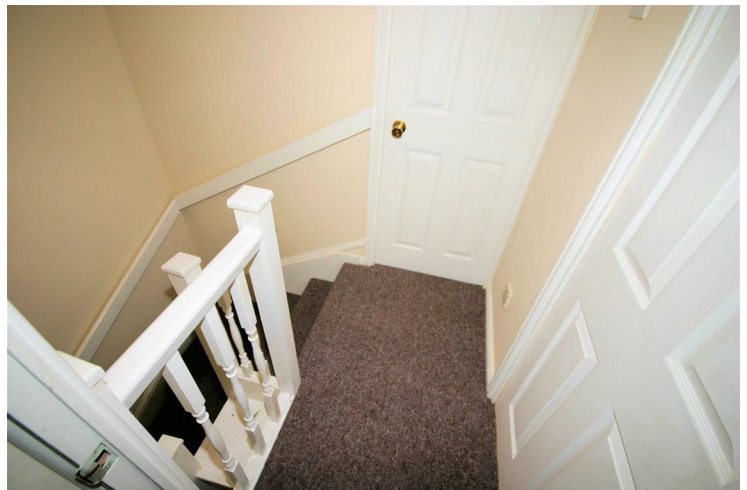


First Floor

Landing

Fitted carpet, power point(s), textured ceiling with smoke detector, door to:

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Bedroom 1

12'2" x 11'5"

Replacement uPVC double glazed box window to front, single radiator, fitted carpet, TV point(s), power point(s), textured ceiling.

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View of Bedroom 1

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Bedroom 2

12'2" x 6'9"

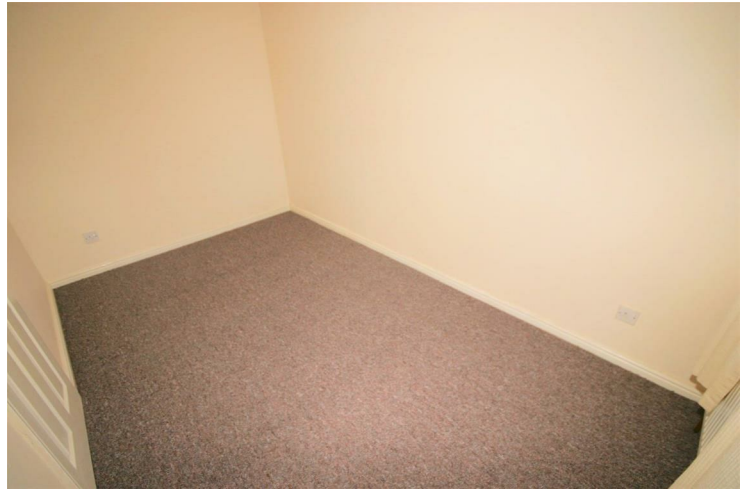
Replacement uPVC double glazed window to front, single radiator, fitted carpet, power point(s), textured ceiling, access to space.

Left clean, tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been redecorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Bedroom 2

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Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over and shower curtain, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, vinyl flooring, textured ceiling.

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 bathroom

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.



Outside

Front Garden

Enclosed by a picket fence, mainly laid to lawn, timber shed.

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

Off Road Parking

Allocated off road parking area.

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

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

Tenancy Start Date:

Tenants Signature.

Tenant(s) Signatures:

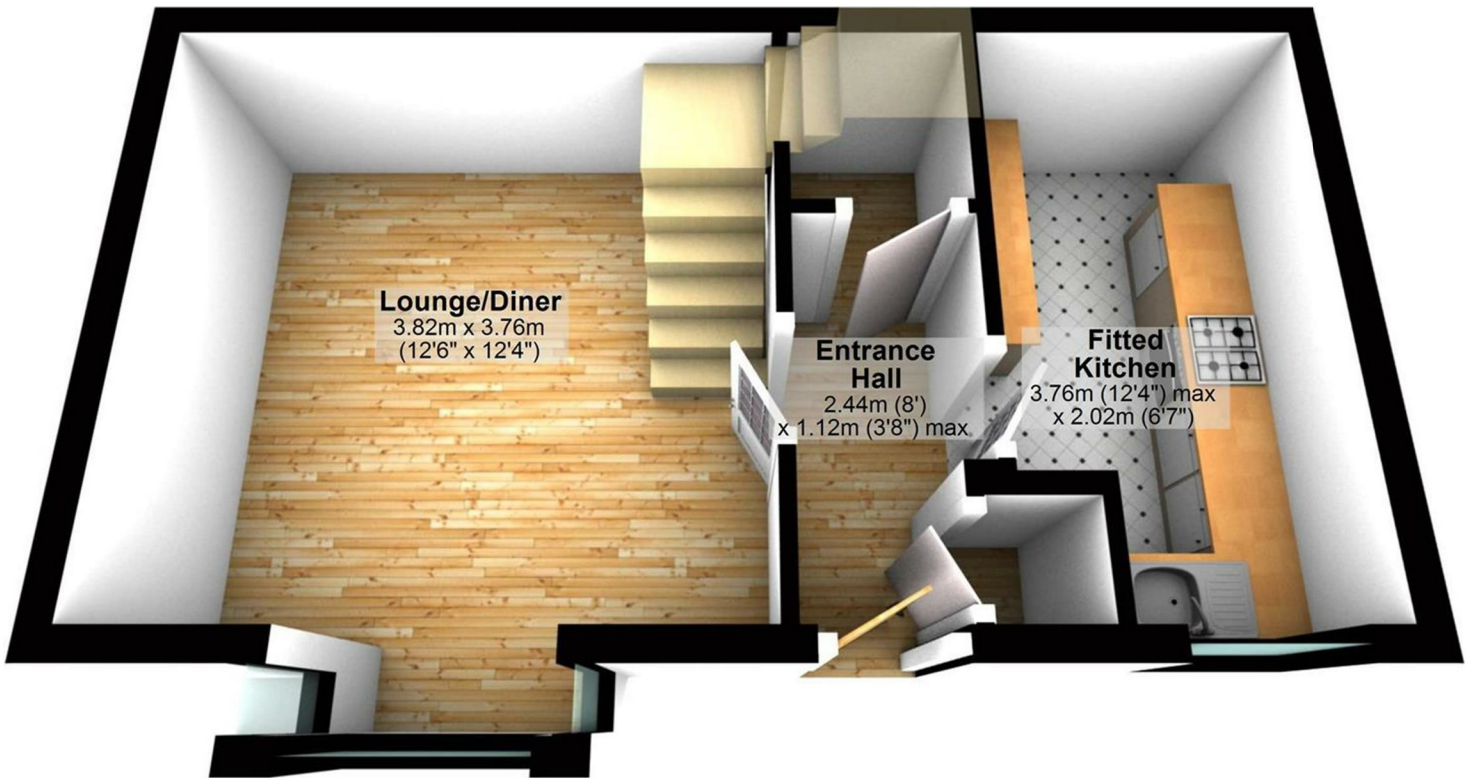
Tenants Printed Name.

Tenant(s) 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

