



# Property Consultants

Linking people to properties



## **£750 PCM** **Hedley Rise** **Wigmore, Luton, Hertfordshire LU2**

**OHV**  
A Spacious 1 Bedroom Cluster home, Available Straight Away.  
This very well presented 1 Bedroom property is located on the sought after Wigmore Park development. Accommodation comprising: Entrance porch, good size combined lounge/diner, fitted kitchen with appliances, good size bedroom with built in wardrobes, modern family bathroom. Benefits Include: Double Glazing, gas central heating, two off road parking plus small front garden. Offered as unfurnished & available straight away.

Very Well Presented  
1 Bedroom Cluster Home  
2 X Off Road Parking Spaces  
Combined Lounge/Diner  
Fitted Kitchen + Appliances  
Double Glazing & Gas C - H  
Unfurnished  
Available Straight Away  
Bedroom With Wardrobes  
Sought After Development

## Ground Floor

### Entrance Porch

Upvc entrance door. leading to lounge/diner, textured ceiling.

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

6'7" x 11'6"

UPVC double glazed box bay window to side with blinds, double radiator, wooden laminate flooring, telephone point(s), TV point(s), power point(s), dado rail, coving to textured ceiling, carpeted stairs to first floor landing, door to kitchen.

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### View of Lounge/diner

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### View of Lounge/Diner

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## Fitted Kitchen

7'5" x 11'6"

Fitted with a matching range of base and eye level units with worktop space over, tiled breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, fridge and automatic washing machine, built-in electric oven, four ring electric hob with extractor hood over, microwave, uPVC double glazed window to side with blinds, single radiator, ceramic tiled flooring, power point(s), coving to textured ceiling.

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## View of Kitchen

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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 Fridge/Freezer**

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.



### **First Floor**

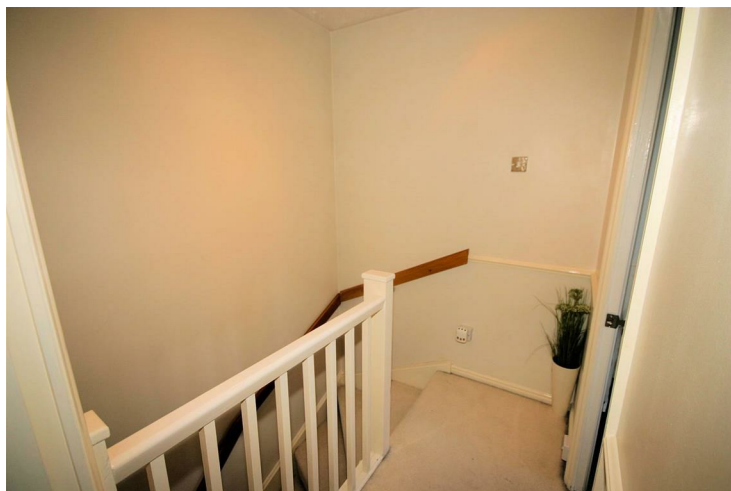
#### **View of stairs**

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.

## Landing

Fitted carpet, power point(s), dado rail, coving to textured ceiling, access to loft space, door to:

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## Bedroom 1

12'0" x 11'6"

UPVC double glazed box bay window to side with blinds, built-in double wardrobe(s), double radiator, wooden laminate flooring, power point(s), coving to textured ceiling with recessed ceiling spotlights, door to Storage cupboard.

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## View of Bedroom 1

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.



### **View of Bedroom 1**

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### **Family Bathroom**

Three piece suite comprising panelled bath with mixer taps, pedestal wash hand basin and low-level WC, tiled splashbacks, window to side, single radiator, ceramic terracotta flooring, coving to textured ceiling.

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.



### **View of Family Bathroom**

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.



## View of Sofa

Item: Left clean with no visible damages. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



## Outside

### Front Garden

Small gravelled area under front bay window. Outside storage cupboard to front of property.

### Allocated Parking Space

Two Allocated parking spaces.

### 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:

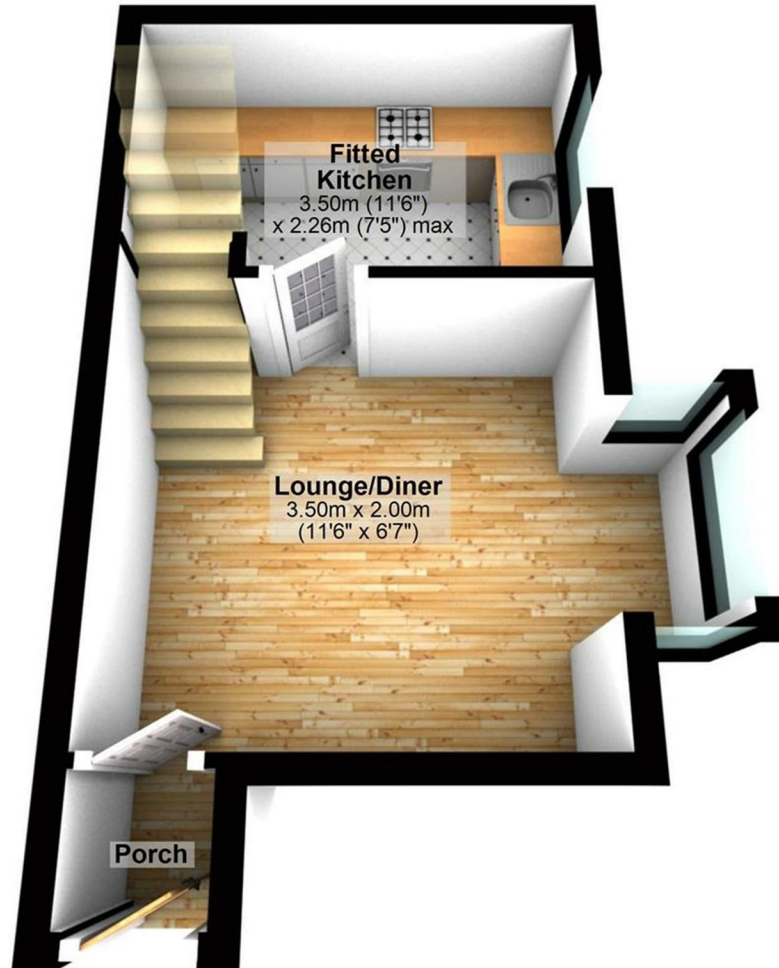
### Tenants Printed Name.

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



