



Property Consultants

Linking people to properties



£1,400 PCM
Malthouse Green, Wigmore
Luton, Bedfordshire LU2 8SW

This spacious and superbly presented 4 bedroom detached property offering excellent living space and located on the sought after Wigmore Park development area of Luton. Accommodation comprising: Entrance hall, cloakroom, large separate lounge & dining room, good size fitted kitchen, 4 good size bedrooms the master with re-fitted en-suite, re-fitted family bathroom, ample off road parking, neat rear garden and attached double width garage. Benefits include: Double Glazing & Gas central-heating. Offered as Unfurnished & available from mid July 2018

4 Bedroom Detached
Downstairs Cloakroom
Separate Lounge & Dining Rm
Large Fitted Kitchen
Double Glazing & Gas C-H
Attached Double Width Garage
Sought After Development
Very Well Presented
Refitted En-suite
Refitted Family Bathroom

Ground Floor

Entrance Hall

PVCu double glazed entrance door, single radiator, fitted carpet, double power point(s), 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.



Cloakroom

Replacement PVCu double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, single radiator, fitted carpet, coving to textured ceiling.

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View of Cloakroom

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Lounge

17'6" max x 12'0"

Replacement PVCu double glazed box window to front, two double radiators, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), two wall lights, coving to textured ceiling, carpeted stairs to first floor landing, double door to dining room.

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View from Lounge To Dining Room

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.



Dining Room

10'0" x 8'11"

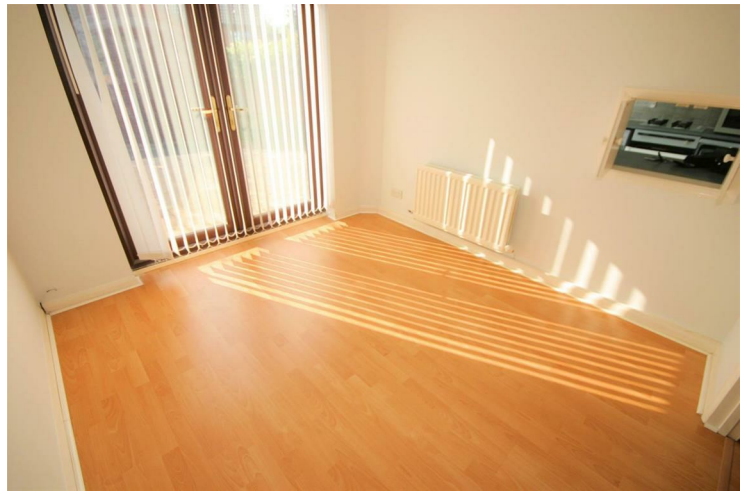
Double radiator, wooden laminate flooring, double power point(s), serving hatch from Kitchen, coving to textured ceiling, PVCu double glazed entrance french double doors to garden.

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View of Dining Room

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Fitted Kitchen

12'6" x 10'0"

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, integrated dishwasher, plumbing for automatic washing machine, vent for tumble drier, built-in gas oven, four ring gas hob, replacement PVCu double glazed window to rear, laminate tiled flooring, double power point(s), coving to textured ceiling, PVCu double glazed door to garden, built-in storage 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 Washing Machine

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.



View of Oven

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



View of Dishwasher

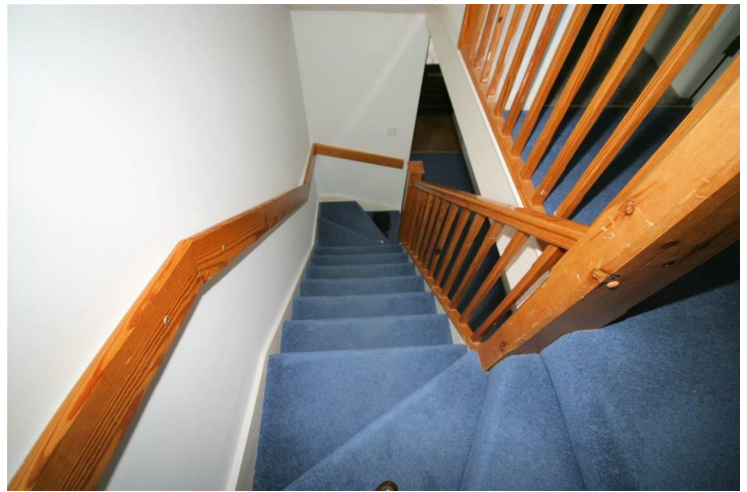
Appliance: Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



First Floor

View of Stairs

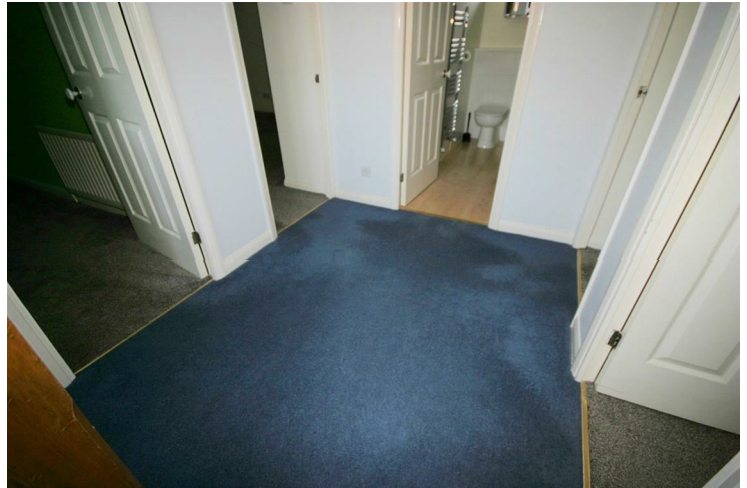
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Landing

Replacement PVCu double glazed window to side, fitted carpet, power point(s), coving to textured ceiling, access to loft space.

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.



Bedroom 1

12'0" x 11'5"

Replacement PVCu double glazed window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, single radiator, fitted carpet, TV point(s), double power point(s), coving to textured ceiling, door to en-suite shower room.

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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En-suite Shower Room

Recently refitted with three piece suite comprising recessed tiled shower with power shower and folding glass screen, pedestal wash hand basin, low-level WC, heated towel rail, extractor fan, mirrored cabinet, shaver point, full height ceramic tiling to all walls, wooden laminate flooring, 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 En-suite

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.



Bedroom 2

12'0" x 8'6"

Replacement PVCu double glazed window to rear, single radiator, fitted carpet, double power point(s), coving to textured ceiling, built-in storage cupboard.

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 2

10'0" x 7'0"

Replacement PVCu double glazed window to rear, single radiator, fitted carpet, double power point(s), coving to textured ceiling, built-in storage cupboard.

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.



Bedroom 3

11'5" x 7'0" max

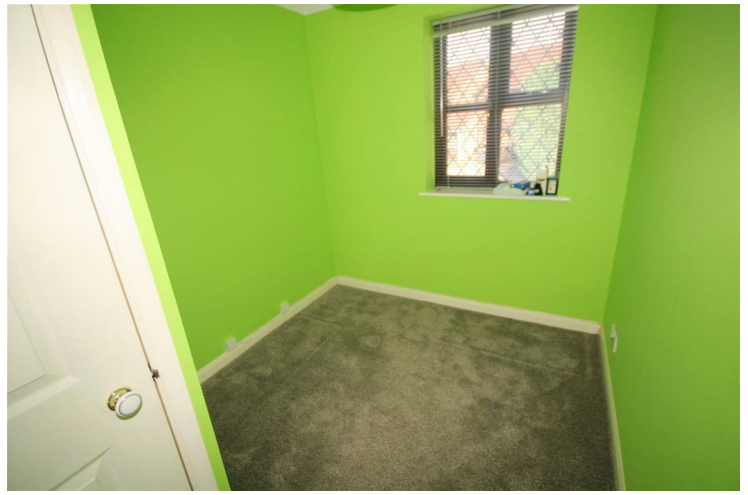
Replacement PVCu double glazed window to front, single radiator, fitted carpet, double power point(s), coving to textured ceiling, airing cupboard.

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Bedroom 4

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

Recently refitted with three suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, mirrored cabinet, replacement PVCu double glazed window to side, wooden laminate flooring, textured ceiling.

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Outside

Front Garden

Block paved driveway to the front and side leading to garage and providing off-road parking for three four cars, gated side access to rear.

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



Rear Garden

Enclosed by timber panelled fence to rear and sides, laid to lawn, large paved patio, gated side access to front.

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



View of Rear Garden

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



Double Width Garage

17'6" x 17'6"

Double width garge with remote-controlled electric up and over door, double power point(s) and lighting, wall mounted gas boiler serving heating system and domestic hot water, glazed door to rear garden.

Garage left clean and empty. On exit of the property it must be clean and empty.



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



