



Property Consultants

Linking people to properties



£700 PCM **Twigden Court, Mount Pleasant Road,** **Leagrave, Luton, Bedfordshire LU3 2RL**

dg Property Consultants are pleased to be offering this refurbished and good size 1 bedroom cluster home located in the Leagrave area, close to Leagrave Station, ideal for a commuter. Accommodation comprises: Entrance porch to a combined lounge/diner, refitted kitchen with built in oven, hob and fridge, bedroom with built-in wardrobes, modern bathroom with electric shower. Benefits Include: Double Glazing, gas central heating and off road parking to the rear. The property is available straight away as unfurnished. Call Team dg to arrange a viewing 01582-580500.

1 Bedroom Cluster Home

Located In Leagrave

Ideal For The Commuter

Off Road Parking

Combined Lounge / Diner

Available Straight Away

Double Glazing

Fitted Kitchen

Gas Central Heating

Modern Bathroom

Ground Floor

Storm Porch

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. 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.



Entrance Porch

Glazed and wooden entrance door, fitted carpet, door to lounge/diner.

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Combined Lounge / Diner

11'10" x 11'0"

Replacement PVCu bay window to front with nets and blind, newly fitted carpet, telephone point(s), TV point(s), power point(s), wall shelf, textured ceiling with light shade, newly fitted carpeted stairs to first floor landing, door to kitchen.

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View of Lounge / Diner

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Fitted Kitchen

8'6" x 6'6"

Re-fitted kitchen with a matching range of base and eye level units with worktop space over, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, fridge and plumbing and space for an automatic washing machine, built-in electric oven, four ring electric hob with extractor hood over, replacement PVCu double glazed window to front, newly fitted vinyl flooring, power point(s), built-in under-stairs storage cupboard.

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View of Sink

Band New Sink: Left thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Extractor Fan

Band New Appliances: Left thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Hob

Left thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Oven

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View of Fridge

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First Floor

View of Stairs

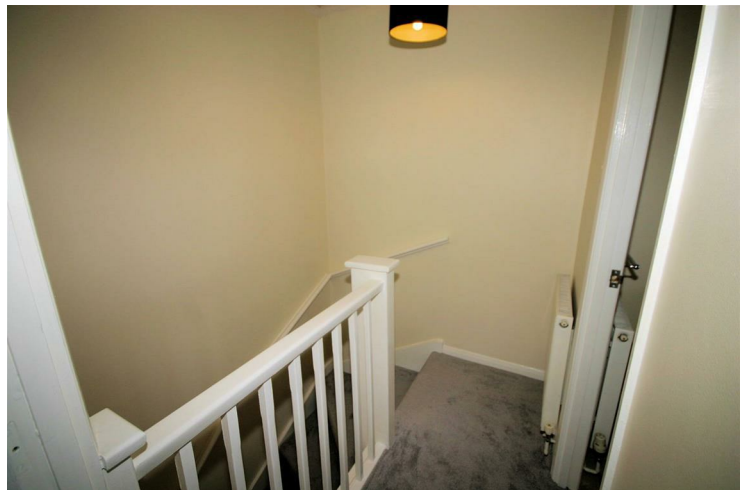
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Landing

Newly fitted carpet, textured ceiling, access to loft space, doors to bedroom and bathroom.

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Bedroom 1

11'0" x 10'0"

Replacement PVCu double glazed bay window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, newly fitted carpet, power points. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. 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.



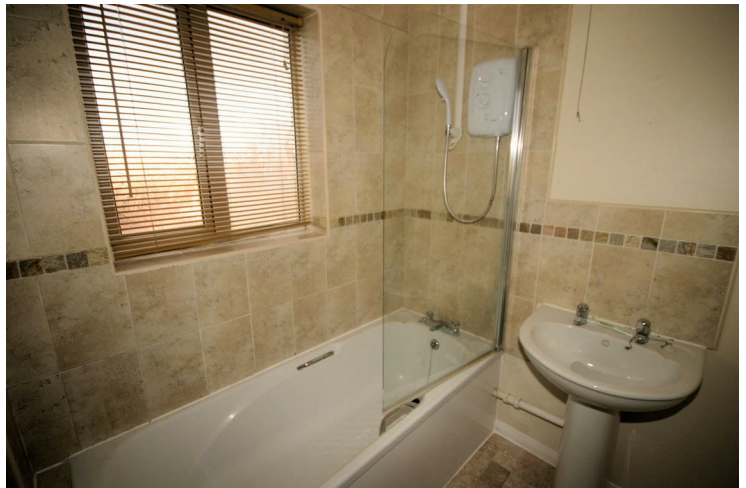
View of Bedroom

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Family Bathroom

Three piece suite comprising panelled bath with electric shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, replacement PVCu double glazed window to front, wooden laminate flooring, textured ceiling, wall mounted mirror and storage rack. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. 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 Bathroom

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. 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.



Outside

Front Garden

Mainly laid to lawn

Gardens, Frontage and Garage: Left as season and picture presents. Should you require larger pictures then these can be emailed on request.



Allocated Parking Area

Allocated parking area to the rear. The space is the bay nearest to the property, where the green tick is shown in the picture.

Parking Space: Left neat and tidy as picture presents. Should you require larger pictures then these can be emailed on request.



Keys

- 1 x Front Door Key
- 1 x Gas & Electric Outside Plastic Meter Cupboard Key
- 1 x Pre-Payment Electricity Key
- 1 x Pre-Payment Gas Card

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):

Tenant(s) Application

Tenant(s) Applications:

Once you have found a suitable property to rent and all has been agreed, you will be required to complete our tenant(s) application form, which need to be completed individually and submitted with supporting documentation as follows.

Photo ID: A valid Passport or ID Card (None UK or EU residences a residence card or valid Visa will be required)

Proof of Residence: A current utility bill.

Employment Details: Employment payment records (payslips or a P60).

Bank Statements: 6 Months bank statements (showing income & regular rental payments).

dg Property Consultants will not be unable to withdraw the property from the market until the completed application along with supporting documentation and the holding deposit has been received.

Right to Rent checks, Credit Checks/Searches and References:

These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

In the event of a Guarantor being required, the same reference procedure above will apply.

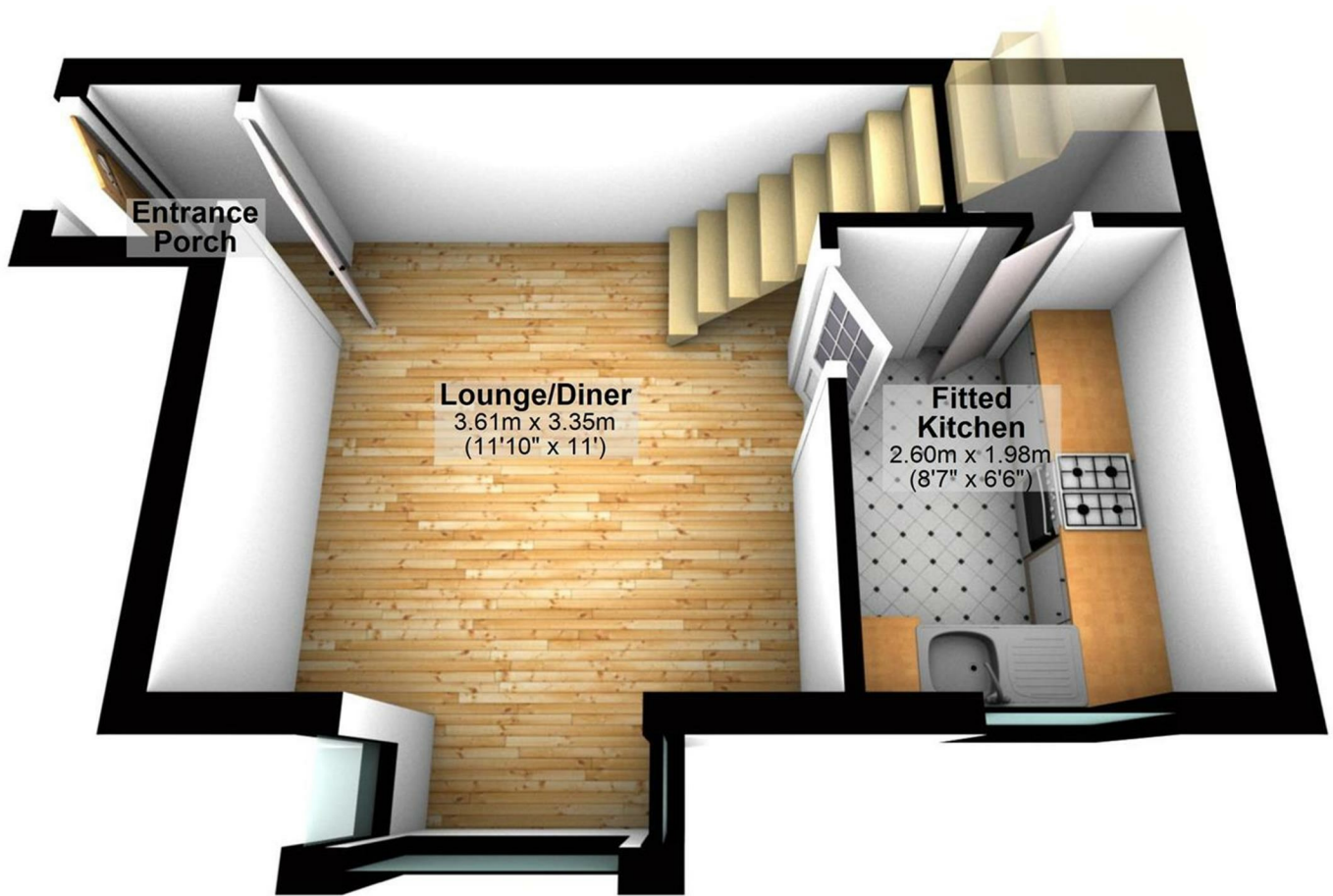
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

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

Approx. 19.9 sq. metres (213.9 sq. feet)



Entrance
Porch

Lounge/Diner
3.61m x 3.35m
(11'10" x 11')

Fitted
Kitchen
2.60m x 1.98m
(8'7" x 6'6")

Total area: approx. 41.8 sq. metres (450.4 sq. feet)

First Floor

Approx. 22.0 sq. metres (236.5 sq. feet)



