



# Property Consultants

Linking people to properties



## **£1,300 PCM**

### **Blakeney Drive, Warden Hills**

### **Luton, Beds LU2 7LB**

\*dg Property Consultants\* A spacious detached property located on the sought after Warden Hills development of Luton. Accommodation comprising: Entrance porch to hall, cloakroom, separate lounge & dining room, large conservatory, fitted kitchen, utility room, 4 bedrooms en-suite to the master bedroom, family bathroom, front & rear gardens, frontage with ample off road parking plus single garage. Benefits include: Double Glazing, Gas c-h. Available from 28th February 2020 as unfurnished.

Spacious Family Home  
4 Bedrooms With En-Suite  
Separate Lounge & Dining Room  
Large Conservatory  
Double Glazing & Gas C- H  
Unfurnished  
Sought After Location  
Icknield Catchment Area  
Available End of February 2020  
Off Road Parking & Garage

## Ground Floor

### Entrance Porch

PVCu entrance door, replacement PVCu double glazed window to side, replacement PVCu double glazed window to front, wooden laminate flooring, built-in storage cupboard, hardwood door to entrance hall.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### Entrance hall

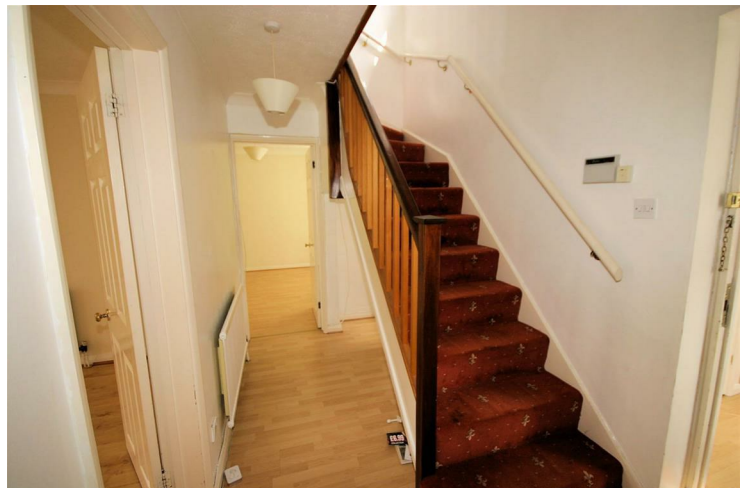
Replacement PVCu double glazed window to front, single radiator, wooden laminate flooring, telephone point(s), power point(s), double power point(s), coving to textured ceiling, carpeted stairs to first floor landing, door to dining room, built-in storage cupboard.

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### View of Entrance Hall

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## Cloakroom

Upvc double glazed window to the side, Low level Wc, wash hand basin, splashback tiling, single radiator.

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## View of Cloakroom

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## Lounge

17'10" x 10'5"

Replacement PVCu double glazed box window to front with curtain pole, replacement PVCu double glazed window to rear with curtain pole, two single radiators, wooden laminate flooring, TV point(s), double power point(s), coving to textured ceiling, feature fireplace. free.

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## View of Lounge

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## Dining Room

16'8" x 11'0"

Two replacement PVCu double glazed windows to rear with curtains and pole, replacement PVCu double glazed window to side, two single radiators, wooden laminate flooring, TV point(s), double power point(s), PVCu double glazed french double doors to conservatory, opening to kitchen.

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## View of Dining Room

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## Conservatory

21'6" x 11'0"

Half brick and PVCu double glazed construction with double glazed polycarbonate roof, ceiling fan and power and lights connected, two replacement PVCu double glazed windows to rear with blinds, replacement PVCu double glazed window to side, ceramic tiled flooring, PVCu double glazed french double doors to garden.

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## View of Conservatory

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## Fitted Kitchen

12'10" x 8'0"

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer and mixer tap, built-in electric fan assisted oven, four ring gas hob with extractor hood over, replacement PVCu double glazed window to rear, replacement PVCu double glazed window to side, single radiator, ceramic tiled flooring, double power point(s), textured ceiling with recessed ceiling spotlights, opening to utility room.



### **View of Kitchen**

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### **View of Sink**

Appliances & 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**

Appliances & 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 Hob**

Appliances & 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 Oven**

Appliances & 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.



### **Utility Room**

9'0" x 4'11"

Fitted with a matching range of base units with round edged worktops, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, replacement PVCu double glazed window to rear, single radiator, ceramic tiled flooring, double power point(s), textured ceiling with recessed ceiling spotlights, PVCu double glazed door to garden, personal door to garage.

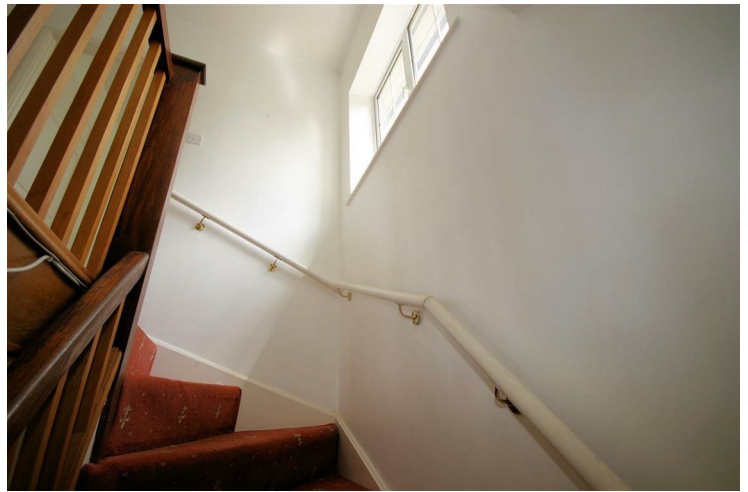
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### **First Floor**

## View of Stairs

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## Landing

Replacement PVCu double glazed window to front, fitted carpet, textured ceiling, access to loft space.

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## Bedroom 1

11'6" x 10'0"

Replacement PVCu double glazed window to rear with curtain pole, fitted wardrobe(s), fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, opening to en-suite.

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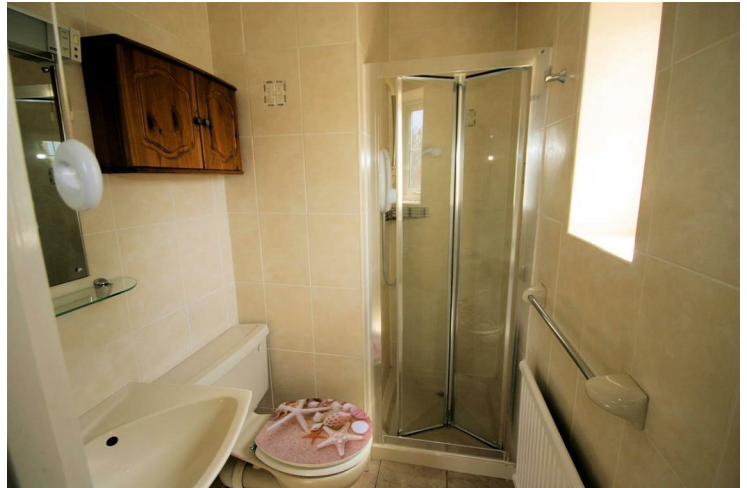
### **View of Bedroom 1**

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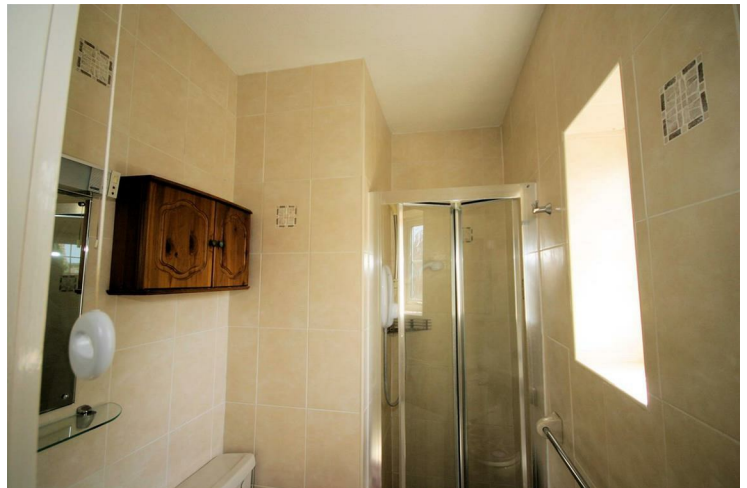
### **En-suite Shower Room**

Three piece suite comprising tiled shower with folding glass screen, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, wall mounted mirror, shaver point and light, replacement PVCu double glazed window to side, single radiator, ceramic tiled flooring. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### **View of En-suite**

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## Bedroom 2

10'8" x 10'6"

Replacement PVCu double glazed window to rear with curtain rail, fitted wardrobe(s), fitted carpet, TV point(s), double power point(s), textured ceiling.

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## Bedroom 3

10'5" x 6'6"

Replacement PVCu double glazed window to front with curtain pole, fitted wardrobe(s), single radiator, fitted carpet, power point(s), textured ceiling.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## Bedroom 4

7'10" x 5'8"

Replacement PVCu double glazed window to rear with curtain pole, single radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, wall mounted mirror, shaver point and light, replacement PVCu double glazed window to front, single radiator, airing cupboard.

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## View of Family Bathroom

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## Outside

### Front Garden

Block paved driveway to the front leading to garage and providing off-road parking for three/four cars, laid to lawn with mature flower and shrubs and a fur tree, gated side access to rear.

Gardens, Frontage and Garage: 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, patio, laid to lawn with mature flower and shrub borders with trees, gated side access to front.

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



### **View of Rear Garden**

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



### **Single Garage**

17'6" x 8'6"

Attached single garage with rear personal door to utility room, power and light connected, plumbing for automatic washing machine, window to side, metal up and over door to the front.



### **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.

### **Property Keys**

- 2 x Front Entrance Door Keys
- 2 x Internal Entrance Door Keys
- 1 x Conservatory Door key
- 1 x Conservatory Door to Garden Key
- 2 x Back Door Keys
- 1 x Garage from Utility Room Key
- 1 x Garage to Side Door Key
- Window Keys in house

### **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



First Floor

