



# Property Consultants

Linking people to properties



## **£600 PCM** **Handcross Road** **Stopsley, Luton, Bedfordshire LU2 8JJ**

\*dg Property Consultants\* Are offering this very well maintained and presented 1 bedroom 4th floor apartment available straight away to rent, located within the sought after Stopsley area of Luton. Ideal for an airport worker. Accommodation comprises: Communal entrance with stairs to 4th floor, Apartment private entrance hall, open plan combined living room / modern fitted kitchen with some appliances, 1 double bedroom with wardrobes, modern white modern 3 piece bathroom suite with shower. Outside: 1 allocated parking space and communal gardens. Available early March 2020 as unfurnished. Call Team dg on 01582-580500 to arrange a viewing.

**1 Bedroom 4th Floor Apartment**  
**Very Well Presented**  
**Modern Kitchen**  
**Openplan Living Area**  
**Separate Bedroom**  
**Modern Bathroom**  
**Kitchen With Appliances**  
**Double Glazing**  
**Heated By Electric Panel Rad**  
**Allocated Parking Space**

## Fourth Floor Apartment

### Communal Entrance

Communal entrance, with security entry phone system, stairs to fourth floor.

### Entrance Hall

Entrance door, wooden laminate flooring, intercom entry phone, coving to textured ceiling, sliding door to Bathroom, airing cupboard, open to living/kitchen area, opening to bedroom.

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. 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



### Combined Living Room / Kitchen

9'6" x 16'10"

Combined Living Room & Kitchen.

Living Area: Upvc double glazed window to the front of the property. wooden laminate ceramic tiled flooring, double power point(s), coved ceiling,

Kitchen Area: 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 and tiled splashbacks tiling, plumbing for a automatic washing machine, builtin electric oven & hob with extractor over, power point(s), fridge/freezer, open to living room.



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### **View of Living Room / Kitchen**

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### **View of Living Room / Kitchen**

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### **View of Kitchen**

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### **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.



### **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**

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 Fridge**

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### **View of Freezer**

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### **Bedroom 1**

11'6" x 7'8"

Fitted wardrobe(s), wooden laminate flooring, telephone point(s), power point(s).

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### **View of Bedroom**

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### **Family Bathroom**

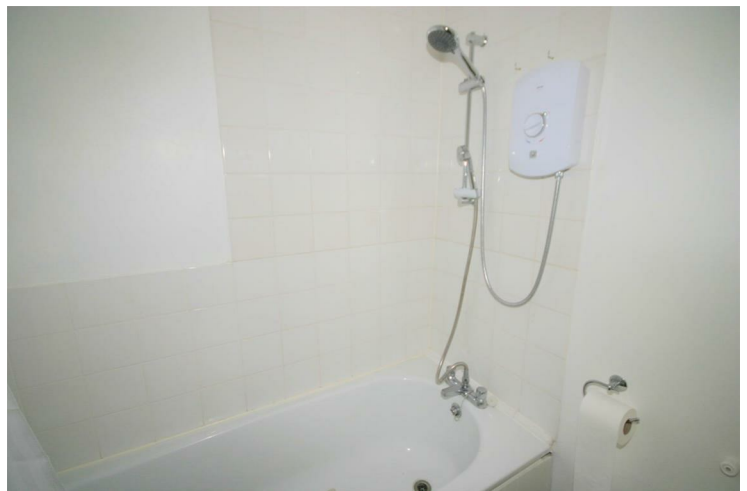
Three piece comprising panelled bath with independent electric power shower, plus separate hand shower attachment over and curtain rail, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, mirrored cabinet, ceramic tiled flooring.

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### **View of Shower**

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### **Outside**



## Communal Gardens

Communal gardens, laid to lawn with mature shrubs and plants.



## Allocated Private Parking Space

Allocated private parking space (numbered 45) and located to the rear of the block.



## 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:

## **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.

## **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.

## **Gold Award Winners - Press Release**

dg Property Consultants have just won The British Property Lettings Award for Luton (South & West). 2019 - 2020. Their team performed outstandingly throughout the extensive judging period, which focused on customer service levels. dg Property Consultants have now been shortlisted for a number of national awards which will be announced early next year. The British Property Awards provide agents throughout the UK with an invaluable opportunity to compare the service that they provide against the service provided by their local, regional and national competition. Agents who go that extra mile and provide outstanding levels of customer service are rewarded with our accolade, which acts as a beacon to highlight these attributes to their local marketplace.



## Ground Floor

