



# Property Consultants

Linking people to properties



**£1,050 PCM**  
**Brussels Way, Sundon View**  
**Luton, Beds LU3 3TJ**

\*dg Property Consultants\* A good size and well maintained 3 bedroom terrace property, located within easy access of Leagrave train station, ideal for a commuter. Accommodation Comprises: Entrance Hall, fitted kitchen with built in oven & hob and dishwasher, good size combined combined lounge/diner, UPVC conservatory, 3 bedrooms, combined family bathroom front off rd parking, good size rear garden. Benefits include: Gas central heating, double glazing, Carpets and laminate flooring. Available straight away as Unfurnished

3 Bedroom Terrace  
Unfurnished  
Dble Glzg & Gas C - H  
Upvc Conservatory  
Combined Lounge / Diner  
Fitted Kitchen  
Available 1st Sept 2015  
Re-Decorated + New Carpet

## Ground Floor

### Storm Porch

Outside storage cupboard.

### Entrance Hall

PVCu double glazed entrance door, single radiator, wooden laminate flooring, double power point(s), textured ceiling, door to lounge/diner, opening to kitchen, carpeted stairs to first floor landing.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### Lounge / Diner

14'6" x 12'0"

Replacement PVCu double glazed window to rear, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), double glazed patio doors to conservatory.

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### View of Lounge / Diner

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### **View of Lounge / Diner**

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### **UPVC Conservatory**

12'0" x 9'0"

Half brick and PVCu double glazed construction with double glazed polycarbonate roof and power and lights connected, two windows to side, two windows to rear, fitted carpet, PVCu hardwood double glazed door to garden. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### **View of UPVC Conservatory**

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## Fitted Kitchen

12'0" x 8'6"

Fitted with a matching range of base and eye level units with worktop space over, bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, dishwasher and automatic washing machine, built-in electric fan assisted oven, four ring electric ceramic hob with extractor hood over, replacement PVCu double glazed window to front, vinyl flooring, double power point(s), textured ceiling with fluorescent strip, recently installed new wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control.

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## View of Kitchen

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## View of Kitchen

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### **View of Sink**

Appliances & Sink: Left professionally and 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 professionally and 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 professionally and 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 Top Oven**

Appliances & Sink: Left professionally and 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 Bottom Oven**

Appliances & Sink: Left professionally and 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.

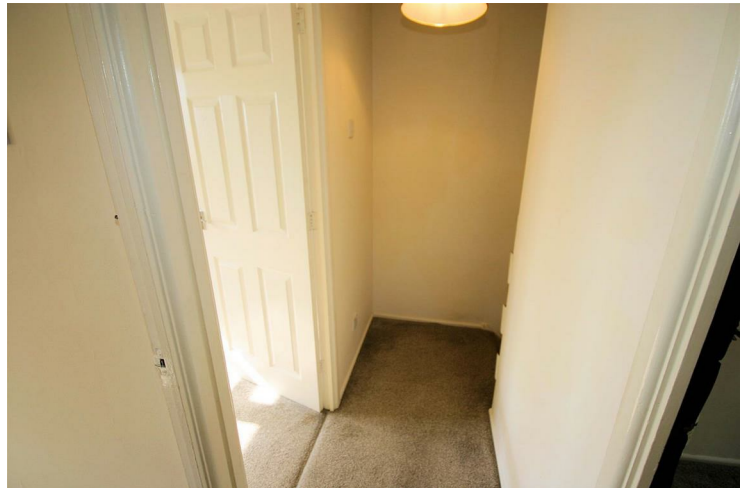


### **First Floor**

#### **Landing**

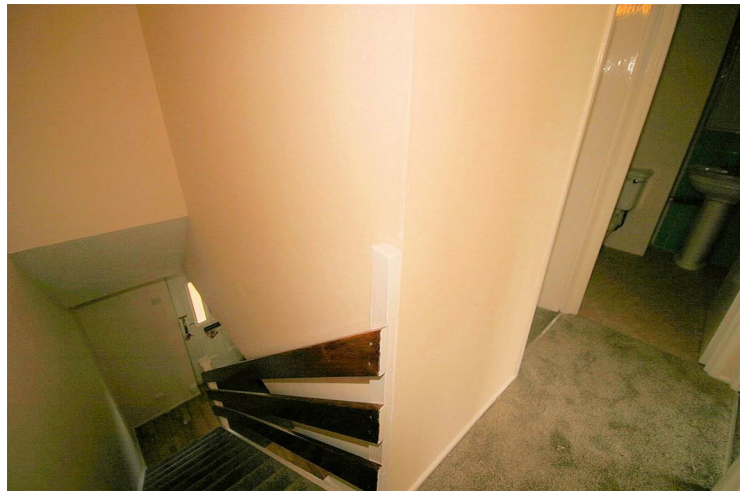
Fitted carpet, power point(s), textured ceiling, access to loft space.

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### **View of Stairs**

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### **Bedroom 1**

12'0" x 11'7"

Window to front, replacement PVCu double glazed window to front, double radiator, fitted carpet, telephone point(s), double power point(s), textured ceiling, built-in storage cupboard.

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### **View of Bedroom 1**

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## Bedroom 2

9'0" x 6'0"

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

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## Bedroom 3

7'9" x 6'0"

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

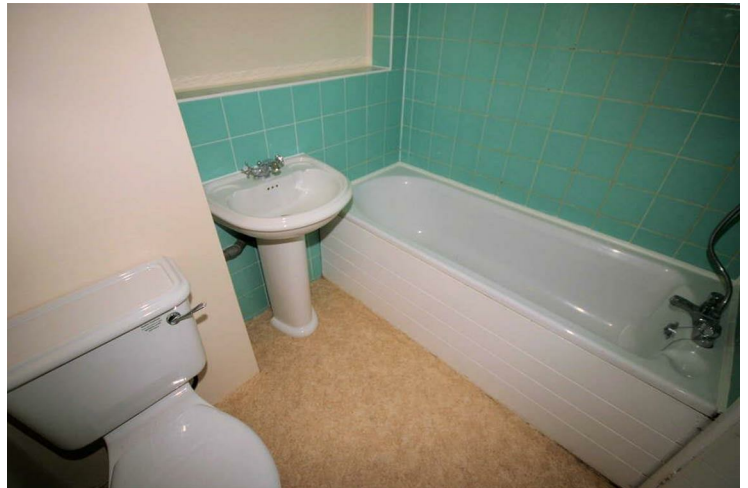
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## Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, vinyl flooring, textured ceiling.

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### **View of Bathroom**

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### **Outside**

#### **Front Garden & Drive**

Gravel driveway to the front providing off-road parking. Outhouse with gas and electricity meter with gas and electricity meter.

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, mainly laid to lawn, side access to rear, patio.

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.



### **Keys**

## 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.

### Tenants Signature.

Tenant(s) Signatures:

### Tenants Printed Name.

Tenant(s) Name(s):

### 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.

### 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.

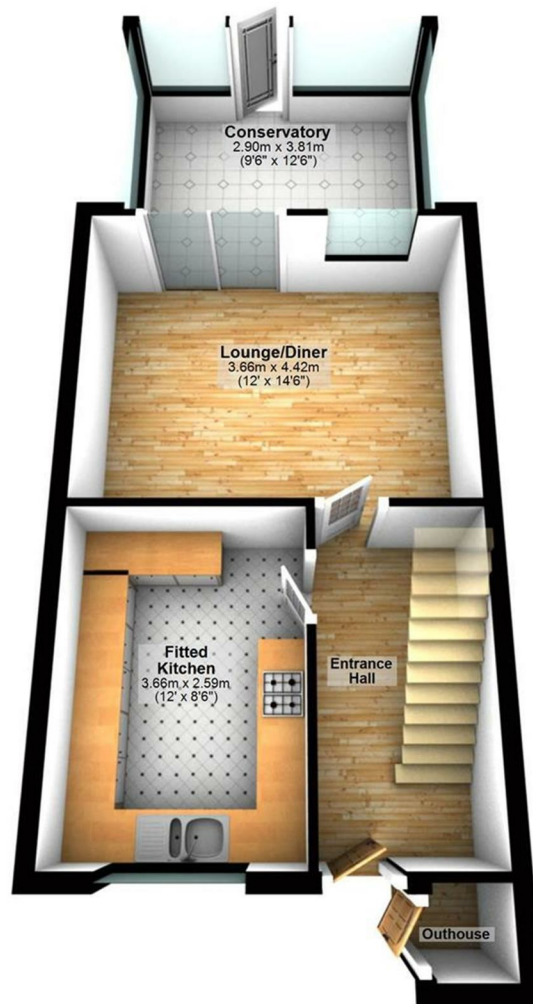
## Gold Award Winners - Press Release

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.

## Gold Award Winner



Ground Floor



First Floor



