



Property Consultants

Linking people to properties



£825 PCM
Varna Close
Legrave, Luton, Bedfordshire LU3 1SS

DG Property Consultants Redecorated and new carpets. A good size 2 bedroom ground floor apartment, located property located within the Legrave area of Luton, within walking distance of Legrave train station, ideal for a commuter. Accommodation comprises: Entrance hall, combined lounge/dining room, kitchen, 2 good size bedrooms master with built-in wardrobes, family bathroom. Benefits include: Double glazing, electric heating. Available straight away as unfurnished.

2 Bedroom Apartment
Combined Lounge / Diner
Family Bathroom
Double Glazed
Built in Wardrobes To Bedroom 1
Ideal For A Commuter
Kitchen with Oven & Hob
Cul - De - Sac Location
Electric on Demand Heating
Available Straight Away

Ground Floor

Communal Entrance Hall

Upvc entrance door into communal entrance hall.

Entrance Hall

Glazed entrance door, electric panel heater, ceramic tiled flooring, power point(s), dado rail, coved ceiling, cupboard with electricity meters, access to all rooms.

Property condition: 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 Entrance Hall

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Combined Lounge / Diner

14'6" x 11'6"

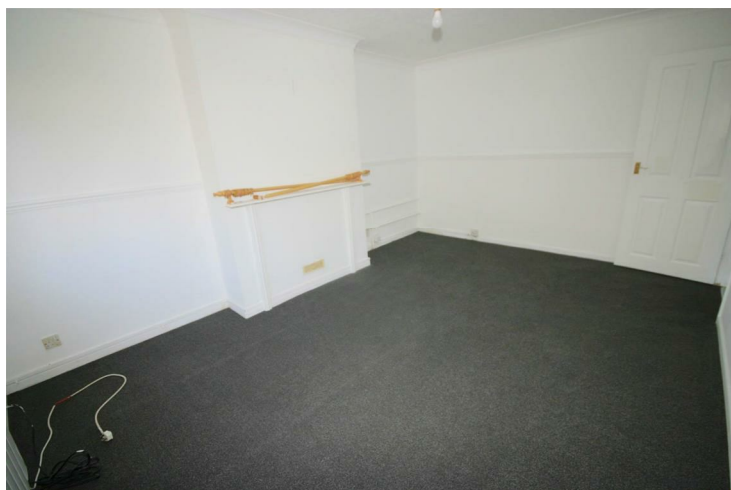
Replacement PVCu double glazed window to front, electric panel heater, fitted carpet, telephone point(s), TV point(s), double power point(s), dado rail, coving to textured ceiling.

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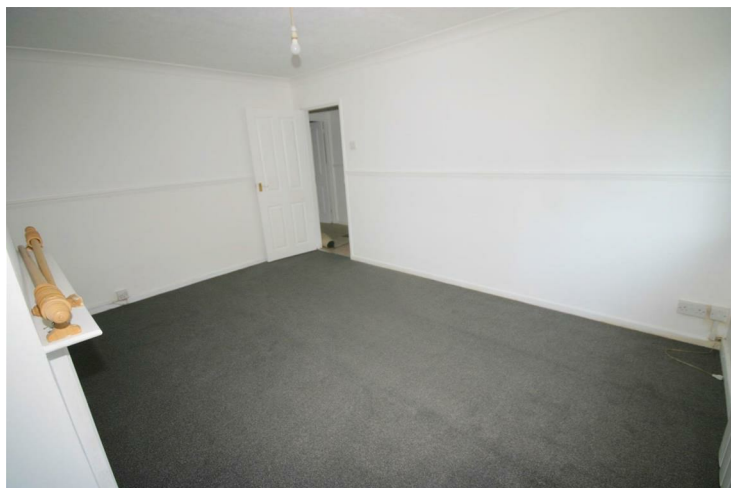
View of Combined/Lounge Diner

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View of Comined/Lounge Diner

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Fitted Kitchen

12'11" x 6'1"

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, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine (there to use, but should in break down the current tenants should either repair it or replace it with their own), built-in electric oven, four ring electric hob with extractor hood over, replacement PVCu double glazed window to rear, ceramic tiled flooring, power point(s), coved ceiling, wall mounted convector heater. Free standing washing machine, fridge / freezer. Redecorated and clean.



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View of Kitchen

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View of Oven

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 Extractor

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

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 Sink

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 Washing Machine

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.



Mark on Kitchen Work Top

Noted of Mark



Bedroom 1

13'10" x 9'7"

Replacement PVCu double glazed window to rear, fitted double wardrobe(s), electric panel heater, fitted carpet, power point(s), dado rail, coved ceiling.

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View of Bedroom 1

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Bedroom 2

11'4" x 9'0"

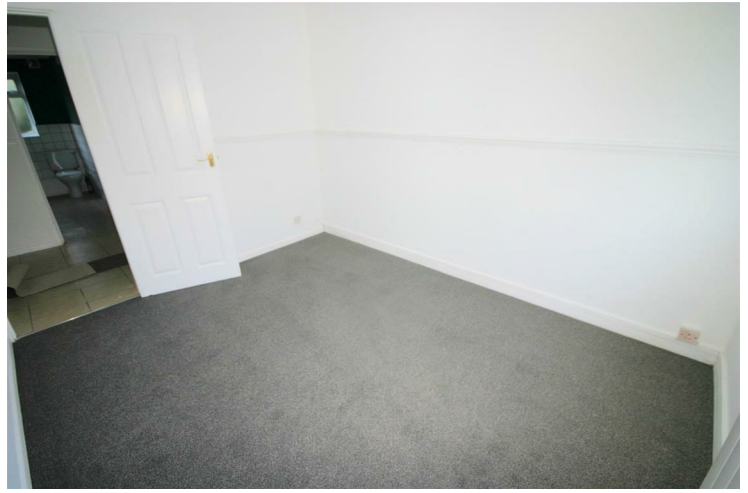
Replacement PVCu double glazed window to front, electric panel heater, fitted carpet, double power point(s), dado rail, coved ceiling.

Property condition: 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 Bedroom 2

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Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over, wash hand basin and low-level WC, tiled splashbacks, extractor fan, replacement PVCu double glazed window to rear, ceramic tiled flooring, coved ceiling, wall mounted convector heater, cupboard with hot water cylinder.

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Outside

Communal Gardens

communal garden 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.

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.

Ground Floor



