



Property Consultants

Linking people to properties



£1,100 PCM **Cromer Way** **Luton, Bedfordshire LU2 7EE**

dg Property Consultants An spacious and superbly presented 2 bedroom Terrace property offered to rent, located on the sought after Warden Hills / Bushmead development.

Accommodation comprising: Entrance hall, good size combined lounge/diner, Upvc conservatory, refitted kitchen, 2 good size bedrooms, refitted modern bathroom. Benefits Include: Upvc double glazing, gas central heating throughout. Benefits include: Front and good size low maintenance rear garden, off road parking. Available straight away as unfurnished.

Call Team DG on 01582-580500 to arrange your viewing. Viewing is a must!!!

Good Size 2 bedroom Property
Warden Hill / Bushmead Area
Refitted Kitchen
Refitted bathroom
Double Glazed & Gas C-H
Superbly Presented Throughout.
Off Road Parking
Upvc Conservatory
Low Maintenance Gardens
Available Straight Away

dg Property Consultants - Residential Sale - Lettings & Management

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

Sales: T: 01582 580500 E: sales@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

Lettings: T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk



Ground Floor

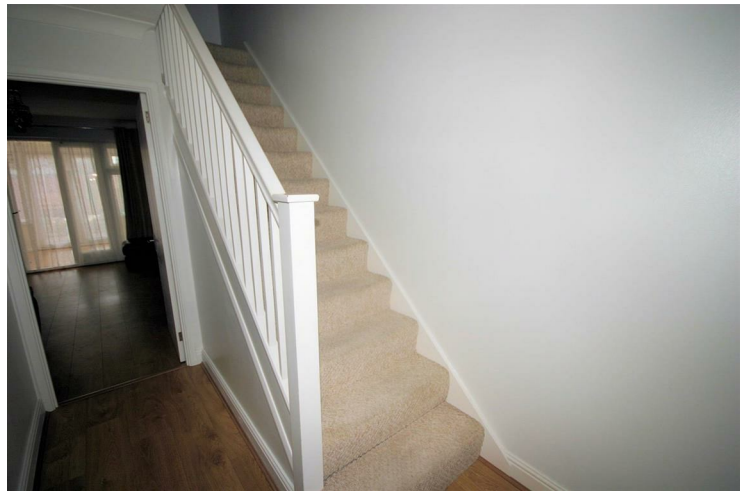
Entrance Hall

Single radiator, wooden laminate flooring, telephone point, double power point(s), coving to textured ceiling, double glazed entrance door, carpeted stairs to first floor landing. Left clean, tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has been redecorated. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Entrance Hall

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Lounge/Dining Room

14'6" x 11'10"

Two windows to rear with curtains and poles, double radiator, wooden laminate flooring, TV point(s), double power point(s), coved ceiling and ceiling light, french double doors. 2 x Sofas and foot stool being left for the tenants to use.

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View of Lounge/Dining Room

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View of Lounge/Dining Room

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Upvc Conservatory

Half brick and uPVC double glazed conservatory with a polycarbonate roof, power and light connected, wooden laminate flooring, uPVC double glazed French double doors to garden.

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Fitted Kitchen

9'11" x 6'11"

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, upright fridge/freezer and automatic washing machine, built-in fan assisted oven, four ring gas hob with pull out extractor hood over, microwave, freestanding appliances are left for the tenants to use, but should they break down, then you should replace them with your own. replacement uPVC double glazed window to front with blind, laminate flooring, double power point(s), wall mounted concealed gas boiler serving heating system and domestic hot water with heating timer control.



View of Fitted Kitchen

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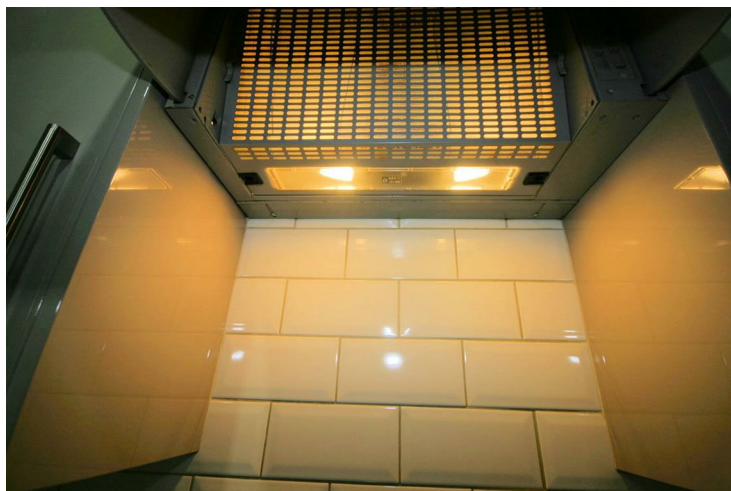
View of Kitchen Sink

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: 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: 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 Oven

Appliances: 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 Microwave

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View of Microwave

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View of Fridge Freezer

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View of Fridge Freezer

Appliances: 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 Washing Machine

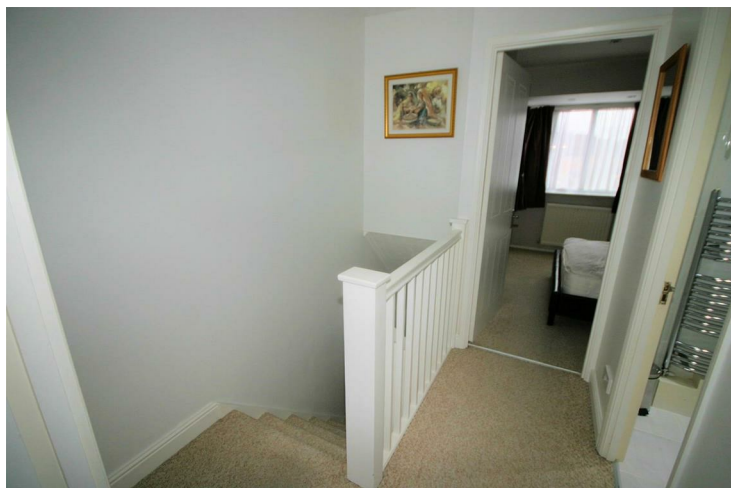
Appliances: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



First Floor

Landing

Fitted carpet, double power point(s), textured ceiling, access to loft space, doors to all first floor room. Left clean, tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has been redecorated. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



Bedroom 1

9'0" x 11'10"

UPVC double glazed window to rear with curtains, poles and nets, double wardrobe(s), dressing table, single radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling with light. Double bed, bedside units and double wardrobes being left for the tenants to use.

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View of Bedroom 1

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View of Bedroom 1

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Bedroom 2

11'1" x 11'10"

UPVC double glazed bay window to front with curtains and nets, double wardrobe(s), bedside cabinet, single radiator, fitted carpet, double power point(s), ceiling with recessed ceiling spotlights, built in airing cupboard housing pre-lagged hot water tank. Double wardrobe being left for the tenants to use.

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View of Bedroom 2

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Family Bathroom

Recently refitted with three piece suite comprising deep panelled bath with overhead shower and folding glass screen, vanity wash hand basin with cupboards under and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted, mirrored cabinet, ceramic tiled flooring.

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View of Family Bathroom

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View of Family Bathroom

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Outside

Front Garden

Block paved front garden, with front picket fence and front gate.

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



Rear Garden

Enclosed by timber fencing, paved areas, timber shed, rear gate giving access to the front.

Rear Garden: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View of Rear Garden

Rear Garden: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Allocated Parking Area

Two spaces to the front of the property.

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



Keys

1 x Front Door Key

1 x French Door Key to Conservatory

1 X French Door Key to Garden

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

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 72.0 sq. metres (775.2 sq. feet)

First Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



