



Property Consultants

Linking people to properties



£1,100 PCM

Eagle Close

Luton, Bedfordshire LU4 0TE

dg Property Consultants A refurbished and good size 2 bedroom terrace property located on the sought after Birds Estate, towards the L&D Borders. Available straight away as unfurnished. Accommodation comprises: Entrance into re-fitted kitchen/dining room, lounge/diner, landing, 2 good size bedrooms, and modern bathroom with electric shower. Front and rear gardens, plus private off road parking space. Benefits include: Gas central heating (combination boiler), fully double glazing. Viewing recommended. Call Team DG on 01582-580500 to arrange your viewing.

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

Kitchen/Dining Room

10'0" x 12'0"

uPVC entrance door, newly fitted kitchen with a matching range of base and eye level units with worktop space over, polycarbonate sink with single drainer, mixer tap and tiled splashbacks, fridge/freezer left for the incoming tenants to use, but if it breaks down, then they should replace it with their own, space and plumbing for automatic washing machine, electric free standing oven with extractor hood over, uPVC double glazed window to front with roller blind, double radiator, grey wooden laminate flooring, double power point(s), textured ceiling, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control smoke alarm and CO alarm, door to lounge/dining room.

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

View of Kitchen/Dining Room

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View of Kitchen/Dining Room

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View of Sink

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 Fridge/Freezer

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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 Extractor

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Lounge/Dining Room

12'9" x 12'0"

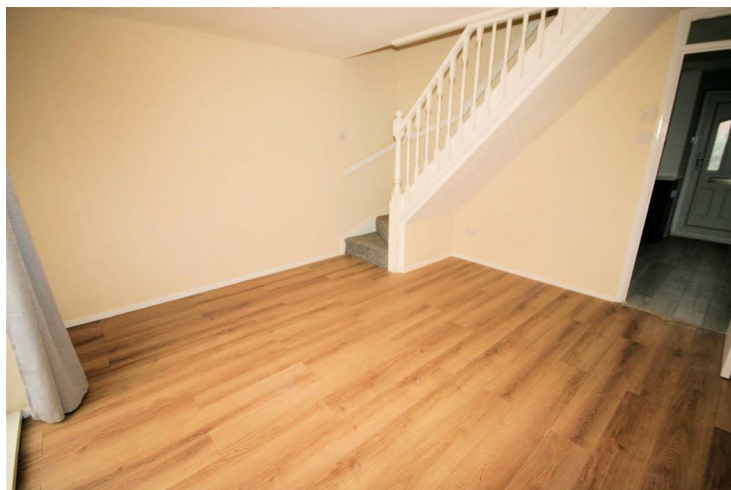
uPVC double glazed French double door to rear to garden, with curtains and pole. Wooden laminate flooring, TV point(s), double power point(s), textured ceiling, carpeted stairs to first floor landing.

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



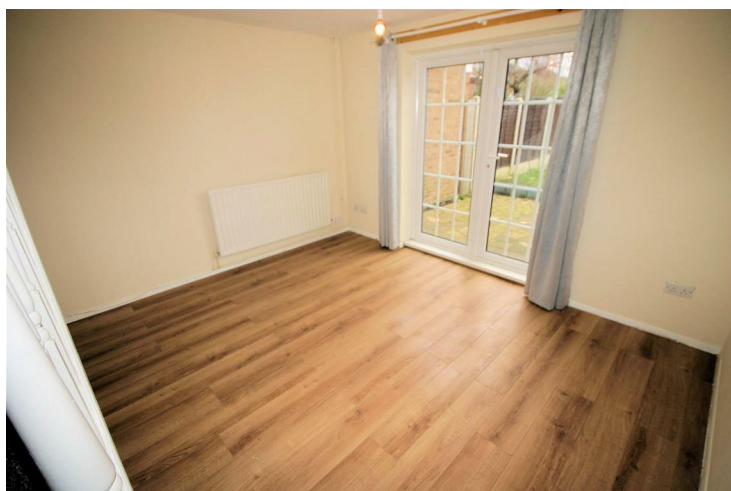
View of Lounge/Dining Room

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



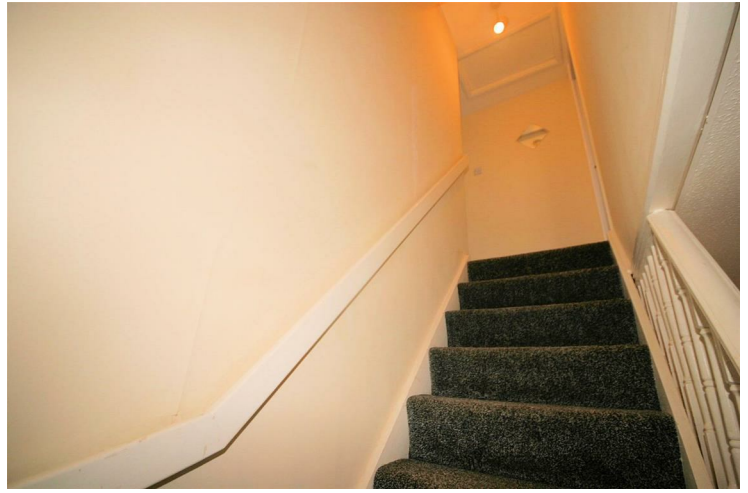
View of Lounge/Dining Room

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



View of Stairs

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.

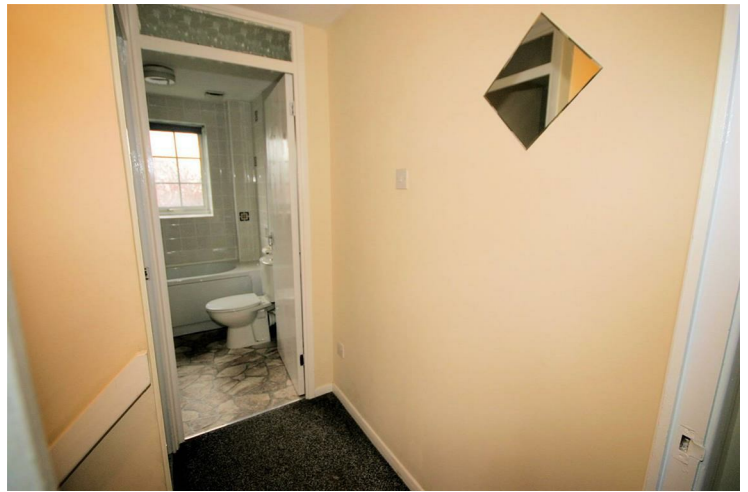


First Floor

Landing

Fitted carpet, power point(s), textured ceiling with smoke detector, doors to all first floor rooms.

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Bedroom 1

12'0" x 9'7"

UPVC double glazed window to rear with curtains and pole, single radiator, fitted carpet, power point(s), textured ceiling.

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View of Bedroom 1

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Bedroom 2

10'0" x 6'1"

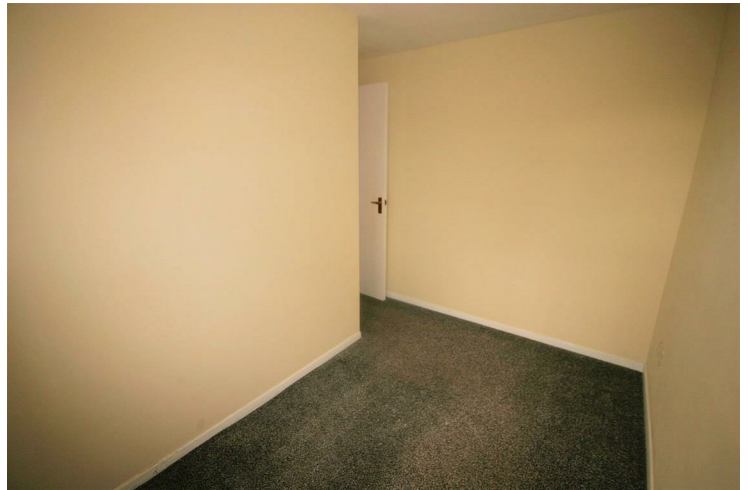
UPVC double glazed window to front with curtains and pole, single radiator, fitted carpet, power point(s), textured ceiling.

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



View of Bedroom 2

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Family Bathroom

Refitted three piece suite comprising panelled bath with independent electric shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC double glazed window to front with roller blind, single radiator, vinyl flooring, textured ceiling, built in storage cupboard.

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View of Bathroom

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Outside

Front Garden

Mainly laid to lawn, front path to front of the property, side access via parking space to the rear garden.

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

Rear Garden

Paved patio area, laid to lawn, private side gate with access to the front of the property

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



View of Off Road Parking Space



View of Side Access 1



View of Side Access 2



Keys

2 X FRONT DOOR

2 X BACK DOOR

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 Printed Name.

Tenant(s) Name(s):

Tenants Signature.

Tenant(s) Signatures:

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. 25.8 sq. metres (277.2 sq. feet)



Total area: approx. 51.5 sq. metres (554.4 sq. feet)

First Floor

Approx. 25.8 sq. metres (277.2 sq. feet)

