



Property Consultants

Linking people to properties



£1,050 PCM

Elveden Close, Bushmead

Luton, Bedfordshire LU2 7FF

dg Property Consultants Offer this spacious and completely refurbished 1 bedroom End of Terrace property for rent and located on the sought after Bushmead development. Available from September 15th onwards as unfurnished.

Accommodation comprising: Entrance lobby, opening into the main living area, leading through to a refitted modern kitchen, 1st floor, landing with double wardrobes, a good bedrooms with built in wardrobes, modern refitted bathroom. Benefits Include: double glazing, on demand electric heating throughout. Frontage and good size private west facing rear garden, and private side driveway offering off road parking for two vehicles. This property must be Viewed!

Call team DG on 01582-580500 to book an appointment.

Superbly Presented Property

1 Bedroom End of Terrace

Electric Heating

Modern Fitted Kitchen

Modern Fitted Bathroom

Fully Double Glazed

Private Rear Garden

2 x Off Road Parking to Driveway

Bedroom With Wardrobes

Sought After Location

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

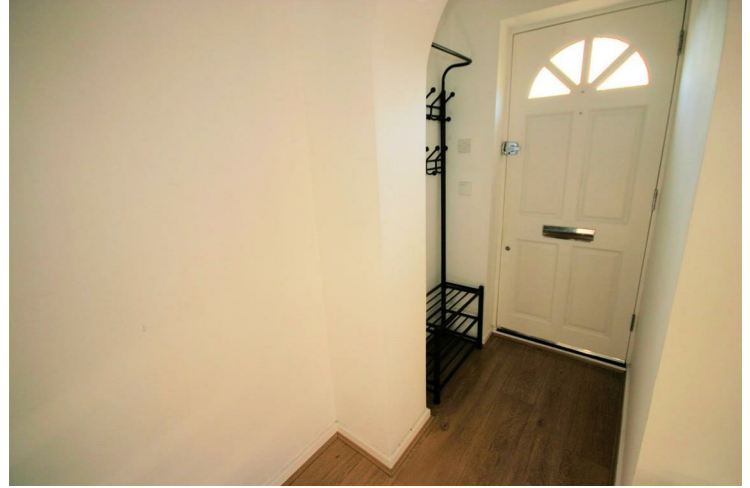


Ground Floor

Entrance Lobby

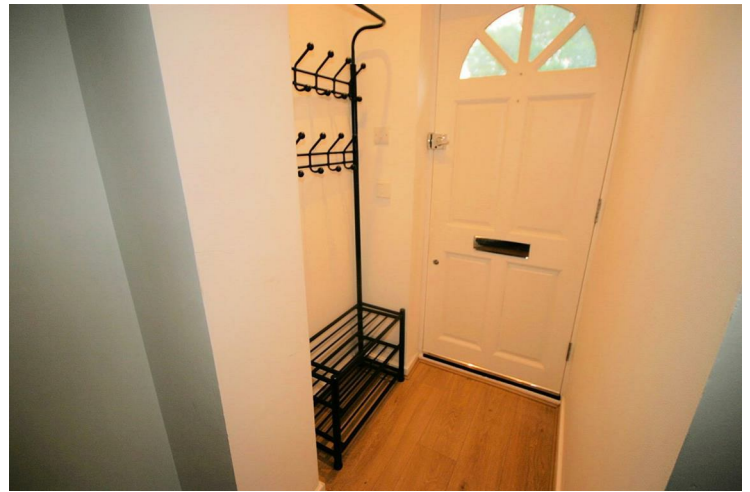
Wooden entrance door, wooden laminate flooring, telephone point with two recessed ceiling spotlights, archway opening living room.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: The flooring is left clean and well presented. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



View of Entrance Lobby

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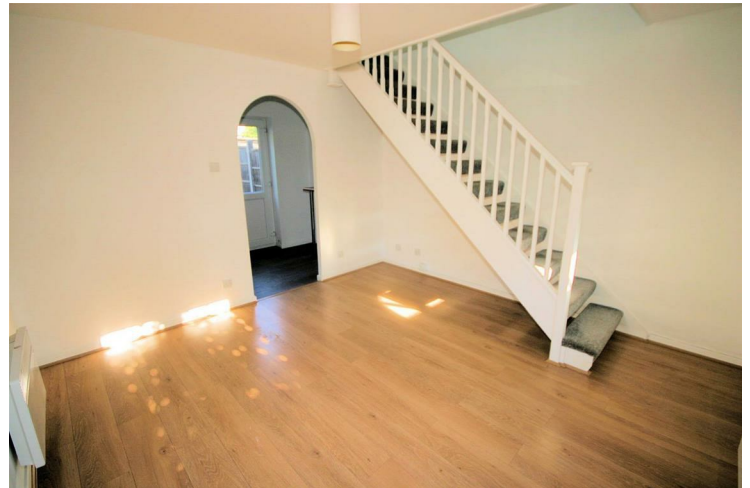


Living Room

12'0" x 12'0"

UPVC double glazed window to side, uPVC double glazed window to front, two wall mounted electric panel convection heaters, wooden laminate flooring, TV point(s), double power point(s), carpeted stairs to first floor landing, archway opening kitchen.

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View of Living Room

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View of Living Room

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View of Living Room

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Kitchen/Breakfast Room

6'0" x 12'0"

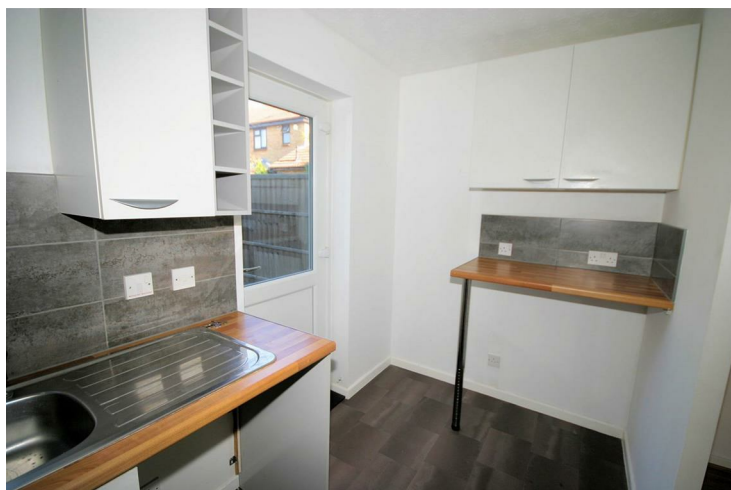
Refitted kitchen with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel sink unit with single drainer and two taps with tiled splashbacks, space for fridge/freezer and space and plumbing for automatic washing machine, built-in electric oven, four ring electric halogen hob with extractor hood over, uPVC double glazed window to rear, wall mounted convection down flow heater, vinyl flooring, double power point(s), textured ceiling, uPVC double glazed door to rear to garden.

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View of Kitchen/Breakfast Room

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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

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 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, double power point(s), smoke detector, access to loft space, airing cupboard, sliding door.

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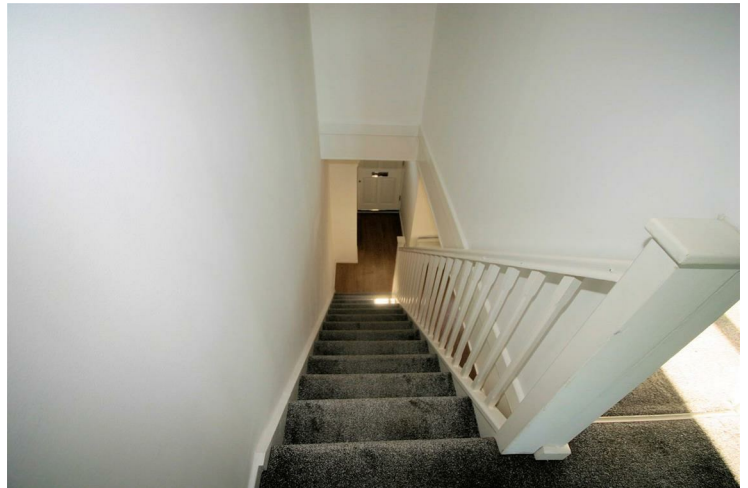
View of Wardrobes Landing

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View of Stairs

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Bedroom 1

11'6" x 8'11"

UPVC double glazed window to front, double wardrobe(s), wall mounted electric panel convection heater with timer, fitted carpet, double power point(s).

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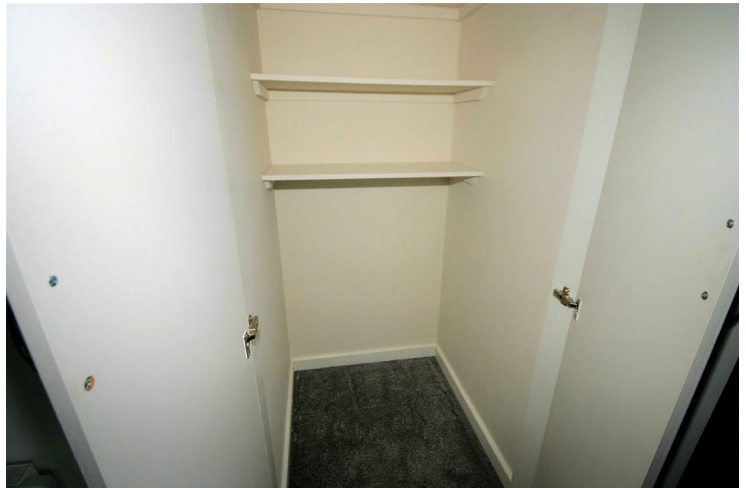
View of Bedroom 1

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View of Wardrobes B1

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Family Bathroom

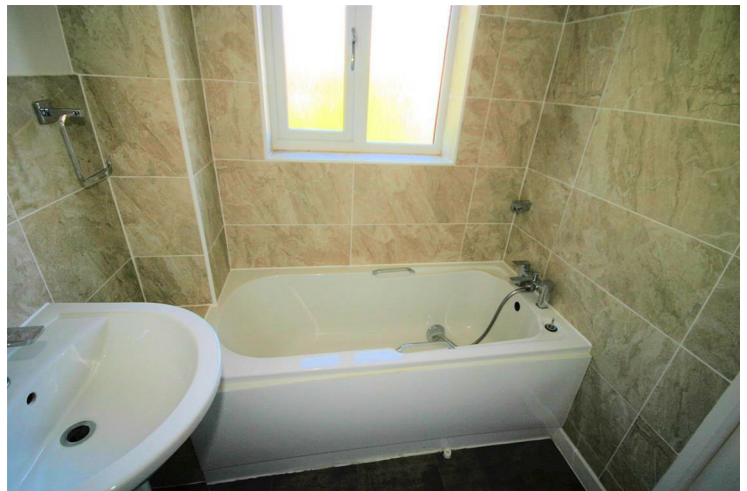
Recently refitted with three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level, full height ceramic tiling to two walls, electric wall mounted fan heater, ceiling extractor fan, uPVC double glazed window to rear, vinyl flooring.

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View of Family Bathroom

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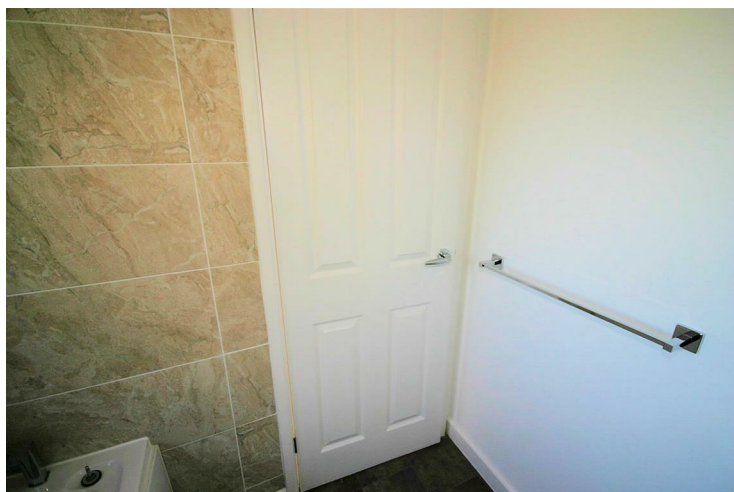
View of Family Bathroom

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View of Family Bathroom

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Outside

Front Garden

Gravel frontage with mature tree, path to front of property. Side access to side drive and access to 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.



Rear Garden

A good size west facing rear garden, enclosed by timber fence, patio area, laid to lawn with mature shrubs and a cherry tree, timber garden shed, rear access via gate leading to front and side driveway parking. 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.



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.



Side Private Drive

Private driveway parking for two vehicles.

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



Keys

- 2 x Front Door Keys - Top Lock
- 1 x Front Door Key - Bottom Lock
- 2 x Rear Door Keys
- 1 x Window Key

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.

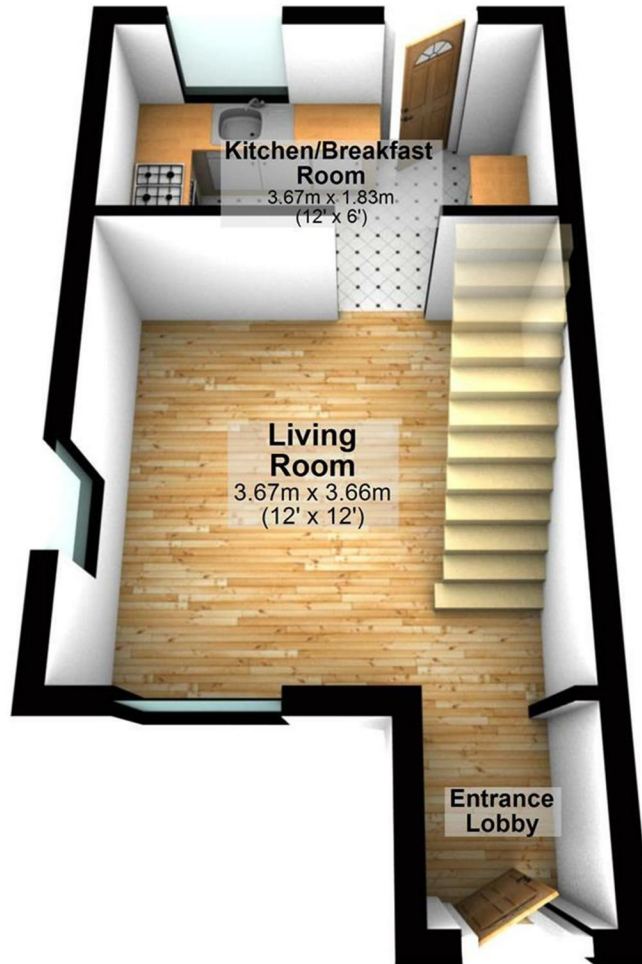
In the event of a Guarantor being required, the same reference procedure above will apply.

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



First Floor

