



DG
Property
Consultants
Estd. 2000



£1,050 PCM
Nayland Close, Wigmore
Luton, Bedfordshire LU2 9SZ

DG Property Consultants are pleased to offer this very well presented 1 bedroom first floor maisonette located on the popular and sought after Wigmore development, ideal for an Airport worker. Available from 26th April 2024 and offered as unfurnished.

Accommodation comprises: Entrance stairway to 1st floor, combined lounge/diner, modern fitted kitchen with appliances, 1 double bedroom, modern white modern bathroom suite with shower, 1 allocated parking space. Double glazed & electric heating.

Available from 26th April 2024 as unfurnished.

Call Team DG on 01582-580500 to arrange your viewing.

1 Bedroom Apartment
Combined Lounge & Dining Room
Fitted Kitchen
Double Glazing & Elec Heating
Available From 26th April 2024 as
Unfurnished
Modern Bathroom Suite
Sought After Location
Ideal for an Airport Worker



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Ground Floor

Entrance Hall

PVCu double glazed entrance door, fitted carpet, power point(s), textured ceiling, access to loft space, stairs from first floor, door to kitchen, door to bedroom, door to lounge/diner, door to bathroom.

Property condition: Left clean, tidy & rubbish free and in good condition throughout. The pictures illustrate. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



View of Stairs

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View of Landing

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Combined Lounge / Diner

13'0" x 10'0"

Replacement PVCu double glazed window to rear with curtains and curtain pole, replacement PVCu double glazed window to side with curtains and curtain pole, electric panel convection heater, wooden laminate flooring, double power point(s), textured ceiling with centre ceiling light. Property condition: Left clean, tidy & rubbish free and in good condition throughout. The pictures illustrate. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



View of Lounge / Diner

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Fitted Kitchen

10'0" x 7'2"

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, fridge/freezer and automatic washing machine, space for cooker, electric, replacement PVCu double glazed window to front with roller blind, vinyl flooring, double power point(s), textured ceiling with four ceiling spotlights, electric hot water heater and tank.

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View of Kitchen

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View of Kitchen

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View of Sink

Appliance: 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.



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View of Oven

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View of Fridge

Appliance: 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 Freezer

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View of Hob

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View of Grill

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Bedroom

13'0" x 8'10"

Replacement PVCu double glazed window to rear with curtains and curtain pole, fitted wardrobe(s), electric panel convection heater, fitted carpet, double power point(s), textured ceiling with lights with ceiling fans.

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View of Bedroom

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Family Bathroom

Three piece suite comprising panelled bath with electric shower over and shower curtain, pedestal wash hand basin and low-level WC, tiled splashbacks, replacement PVCu double glazed window to front with roller blind, vinyl flooring, textured ceiling, electric convector heater, wall mirror, electric towel rail, built in storage cupboard. Property condition: Left clean, tidy & rubbish free and in good condition throughout. The pictures illustrate. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



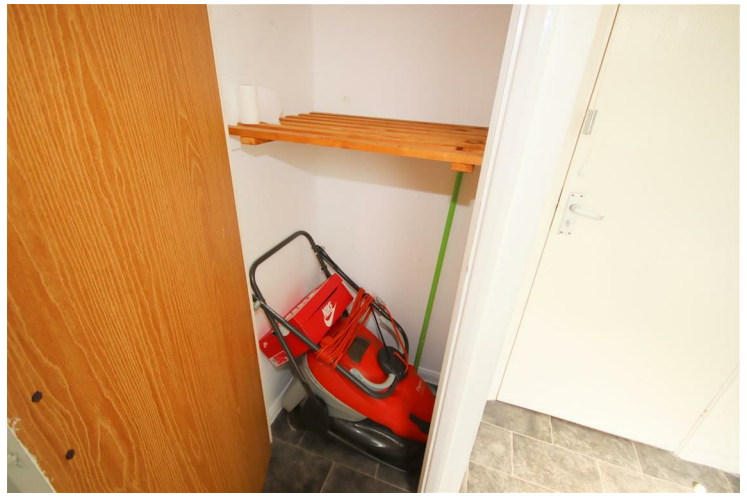
View of Bathroom

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View of Bathroom Storage

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Outside

Front Garden

Fontage down to te wooden fence, laid to lawn.



Allocated Parking Space

Allocated parking space.

Council Tax Band

Council Tax Band : A

Charge Per Year : £1404.44

Property Keys

Keys - Fobs - supplies for the property you are renting.

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):



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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 able to withdraw the property from the market until the completed application along with supporting documentation have been received. Also, holding deposit may be requested.

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.

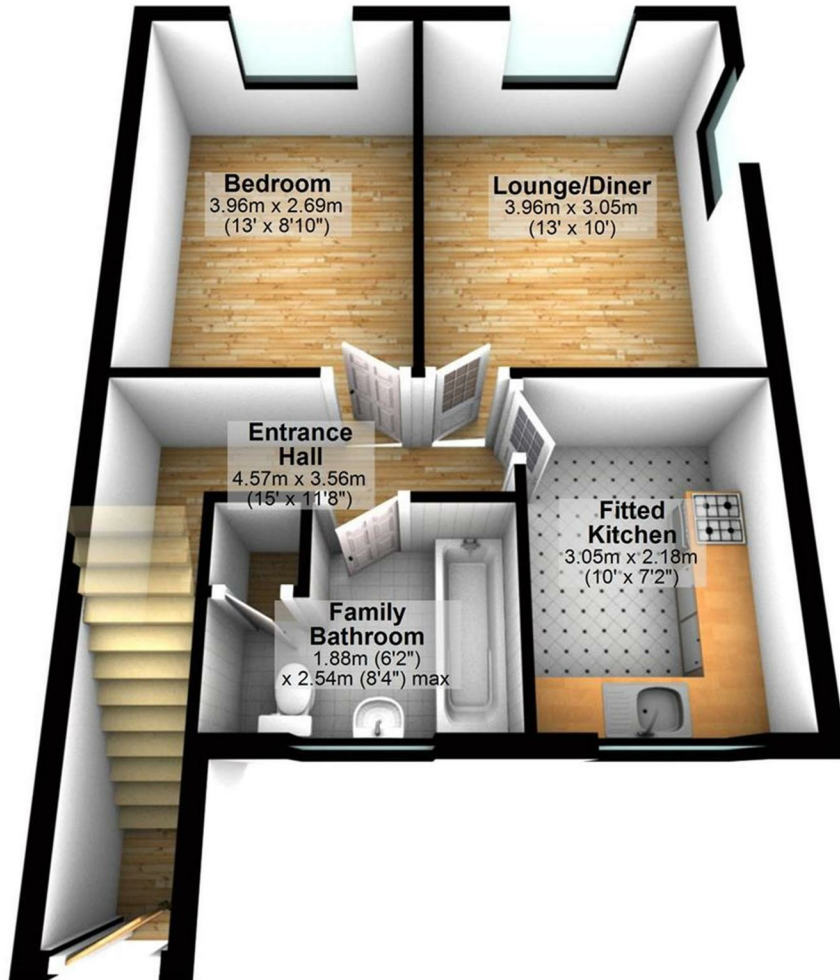


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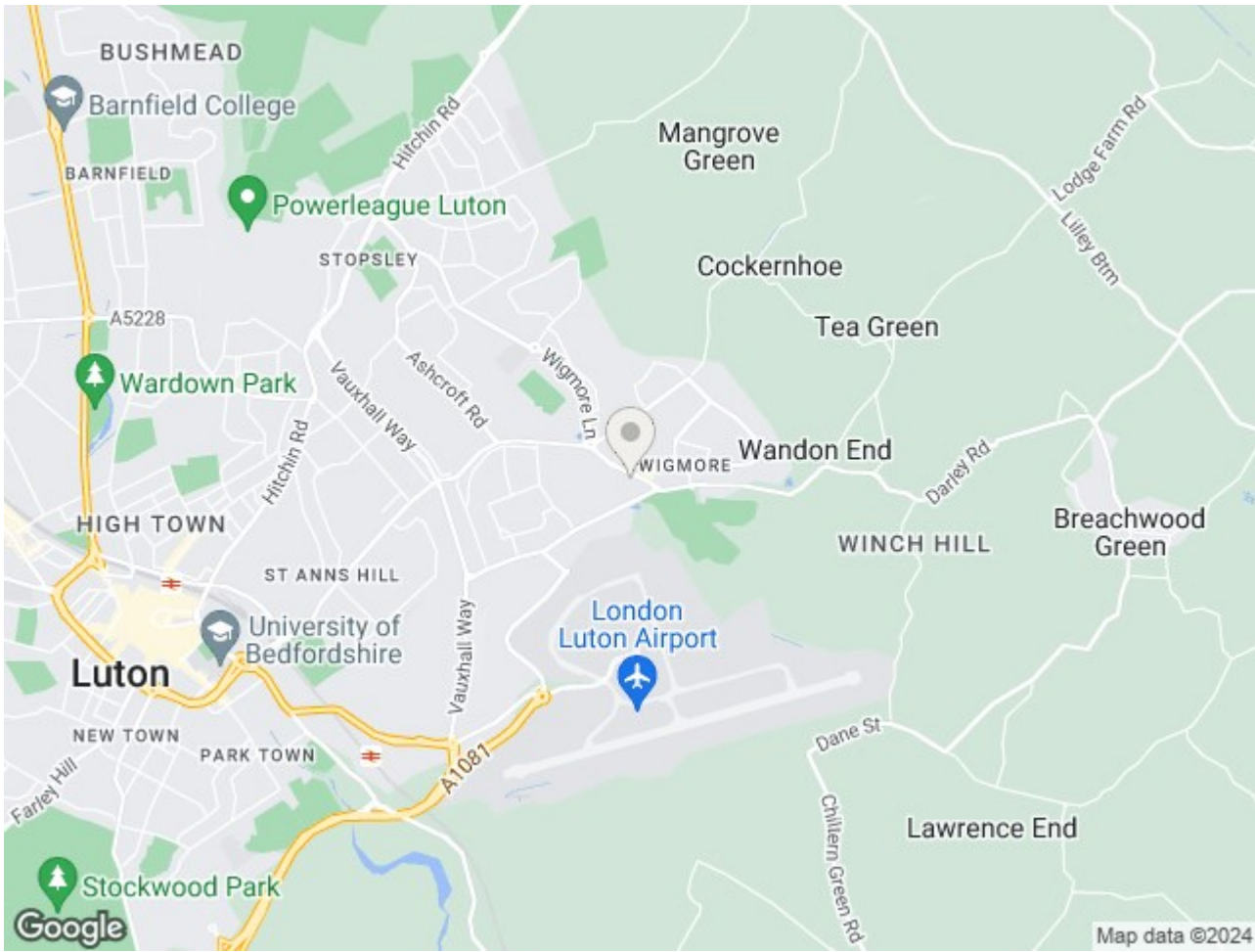
Ground Floor



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