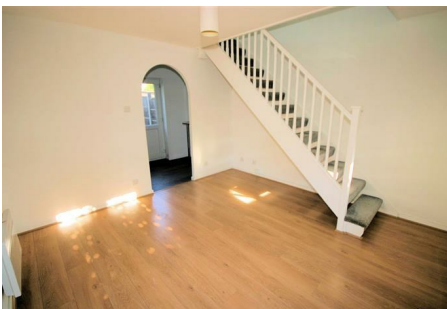




DG
Property
Consultants
Estd. 2000



Elveden Close, Bushmead, Luton, Bedfordshire LU2 7FF

£1,100 Per Month

DG Property Consultants are pleased to offer to let this one-bedroom end-of-terrace home, ideally situated on the highly sought-after Bushmead development in Luton. The accommodation comprises an entrance lobby leading into a spacious living room, a modern refitted kitchen, first-floor landing with fitted storage wardrobes, a generously sized double bedroom with built-in wardrobes and a contemporary refitted bathroom.

Externally, the property benefits from an attractive frontage, a good-sized private west-facing rear garden and a private side driveway providing off-road parking for two inline vehicles. Further benefits include double glazing, modern on-demand electric heating throughout and contemporary decoration, making this an ideal home for a single professional or couple.

Available unfurnished from 05th December 2026
Call Team DG on 01582 580500 to arrange your viewing.



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
Toddington 01525 310200
Luton 01582 580500

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Ground Floor Accommodation

Entrance Lobby

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

View of Entrance Lobby

Living Room

12'0" x 12'0" (3.66m x 3.67m)



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.

View of Living Room



View of Living Room



View of Living Room



Kitchen/Breakfast Room

6'0" x 12'0" (1.83m x 3.67m)

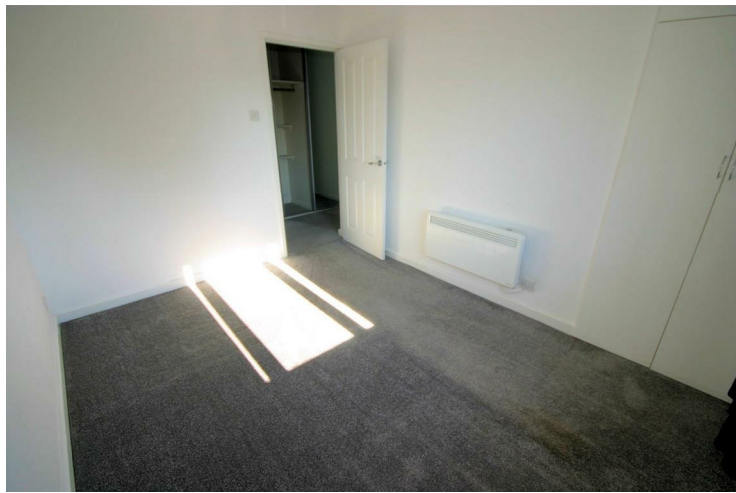


Refitted kitchen with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel sink unit with single drainer and two taps with tiled splashbacks, space for fridge/freezer and space and plumbing for automatic washing machine, built-in electric oven, 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.

View of Kitchen/Breakfast Room

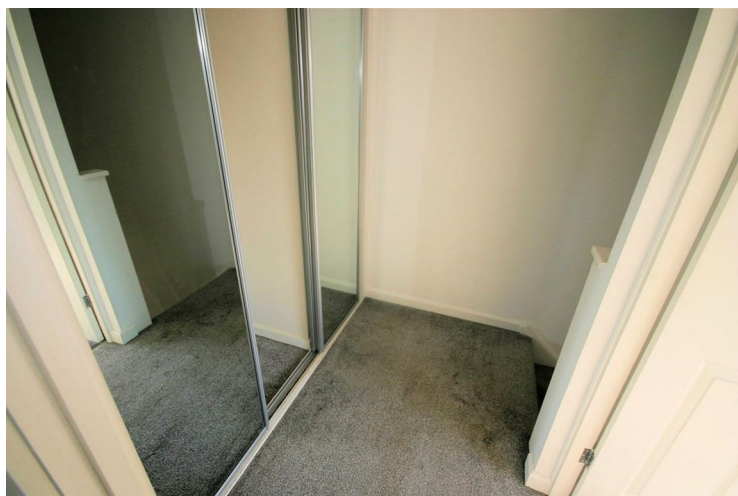


View of Bedroom 1



First Floor Accommodation

Landing



Fitted carpet, double power point(s), smoke detector, access to loft space, airing cupboard, double wardrobes

Bedroom 1

11'6" x 8'11" (3.51m x 2.71m)



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

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.

View of Family Bathroom



View of Family Bathroom

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

Outside of the property

Front Garden



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

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.

View of Rear Garden



Off Road Parking



Private driveway parking for two inline vehicles to the side.

Council Tax Band

Council Tax Band : B

Charge Per Year : £1,897.73

Tenant(s) Application

Tenant Application

Once you have found a suitable property to rent and all terms have been agreed, you will be required to complete our tenant application form. Each tenant must complete the form individually and submit it together with the following supporting documentation:

Photo Identification: A valid passport or ID card (for non-UK or non-EU residents, a valid residence share code (Providing digital immigration status) to validate your right to reside in the UK.

Proof of Residence: A current utility bill.

Employment Details: Recent payslips x 3 & a P60.

Bank Statements: Six months' bank statements showing income and regular rental payments.

DG Property Consultants will be unable to withdraw the property from the market until the completed application form and all supporting documentation have been received. A holding deposit may also be requested.

Right to Rent, Credit Checks, and References

Right to Rent checks, credit checks/searches, and references are carried out by a professional referencing company. This process includes references from previous landlords or letting agents, current employment references, and an analysis of bank statements.

If a guarantor is required, the same referencing procedure will apply.

Refusal is only permitted where there is a genuine and lawful reason, such as: Preventing statutory overcrowding. The tenant's income being insufficient to meet affordability requirements. Any blanket bans contained within insurance, mortgage, or lease terms will generally be invalid.

Tenancy Setup and Payments

Once your application has been successfully approved, your tenancy will be agreed and set up. The balance of the deposit will then become immediately due, followed by payment of the first month's rent no later than one week prior to the start date of the tenancy.

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

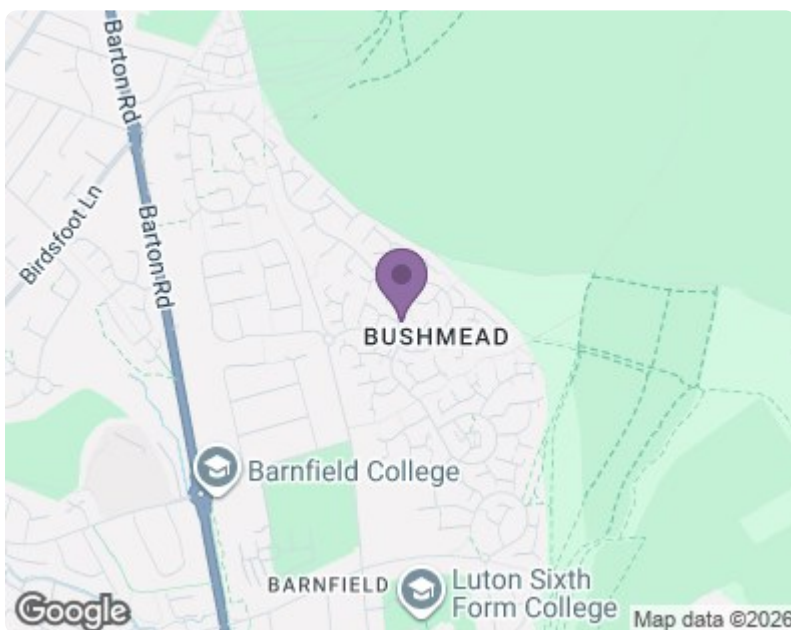
DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	90

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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