



TO LET

Bagshawe Court, Luton
£1,064 pcm + security deposit

Modern two bedroom third floor flat in convenient location - energy efficient.

- **Modern top floor flat**
- **2 bedrooms**
- **Good access to town centre**
- **Parking for one car**
- **Council tax band B**
- **Gas Central Heating**
- **Lift**
- **Energy efficient**
- **2 bathrooms**



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Bagshawe Court,
Luton,
Beds
LU1 5FJ

>> Key Features

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- 2 bedrooms
- Good access to town centre
- Parking for one car
- Gas Central Heating
- Lift
- Energy efficient
- 2 bathrooms
- Council tax band B

Modern 2-Bedroom apartment located in the popular Farley Fields development.

This well-presented third-floor flat offers a bright and spacious living environment—perfect for professionals or couples looking for good quality, affordable housing. An elevator services these properties.

Key Features:

Living Space: Open-plan living area featuring a modern kitchen equipped with essential white goods.

Bedrooms: Two well-proportioned and airy bedrooms.

Bathrooms: Two modern bathrooms, including a family bathroom (with bath and overhead shower) plus a separate dedicated shower room.

Comfort: Gas central heating for year-round warmth and flooring supplied throughout.

Parking: Access to one communal parking space. SORRY NO

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FLOOR PLAN AVAILABLE. ENERGY EFFICIENCY GRADE B.
COUNCIL TAX BAND B (Luton Council).

The Location:

Ideally situated near local amenities and green spaces like Stockwood Park. The property is within easy reach of Luton Town Centre and the M1 (Junction 10), making it an excellent spot for commuters.

Financial Details (Intermediate Rent)

This property is offered under the Intermediate Rent scheme.

Rent: £1064.14 per month

Service Charges: £14.59 per month

Total Monthly Cost: £1078.73

Advance Payment: £1064.14 (1 month's rent in advance required) plus a deposit of £1064.14.

Eligibility Criteria

To qualify for this intermediate rental home, applicants typically need to meet the following:

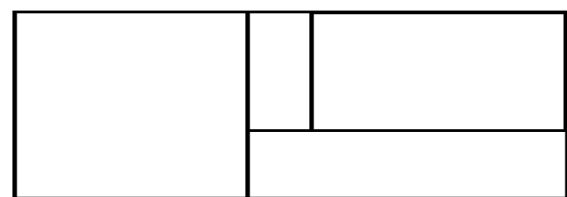
Income: Total household income must be less than £80,000 per year.

Status: You must be a non-homeowner and unable to afford a suitable home on the open market.

Affordability: Applicants must be able to afford the rent without assistance (e.g., Housing Benefit) and have a clear credit history.

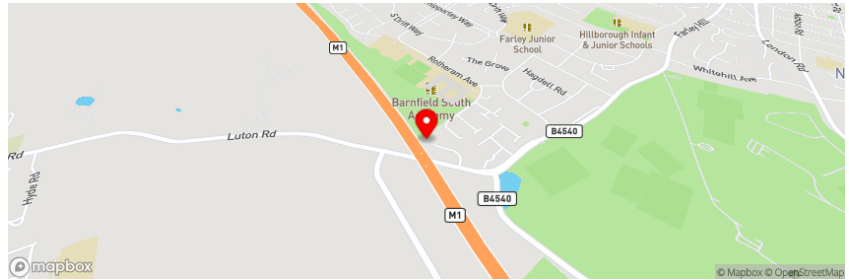
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.





**Waiting for
Floorplan**

Directions



Certificate Number : 9447-3019-3208-4192-6204

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9447-3019-3208-4192-6204>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.