



# Property Consultants

Linking people to properties



## **£895 PCM**

### **The Hawthorns**

### **Flitwick, Bedfordshire MK45 1FL**

LUXURY APARTMENT - MUST BE VIEWED!!!

This immaculate and spacious 2 bedroom luxury ground floor apartment, situated within a private gated development and located in the sought after town of Flitwick. Ideally located for a commuter, within walking distance of a mainline train station. Accommodation comprising: Secure communal entrance to apartment. Entrance hall, combined good size lounge/dining room, fitted kitchen with all appliances, 2 double bedrooms and a recently refitted shower room. Benefits Include: Modern electric heating system and a mega flow water system, Upvc double glazing and one private off road parking space. Available 01st November as furnished.

Private Gated Development  
Luxury Ground Floor Apartment  
Combined Lounge/Dinning Room  
Fitted Kitchen With Appliances  
Modern Electric Heating System  
Two Double Bedroom  
Refitted Shower Room  
01st November 2020  
Furnished  
One Private Secure Parking Space

## Apartment Accommodation

### Communal Entrance

Security entrance system with intercom.

### Entrance Hall

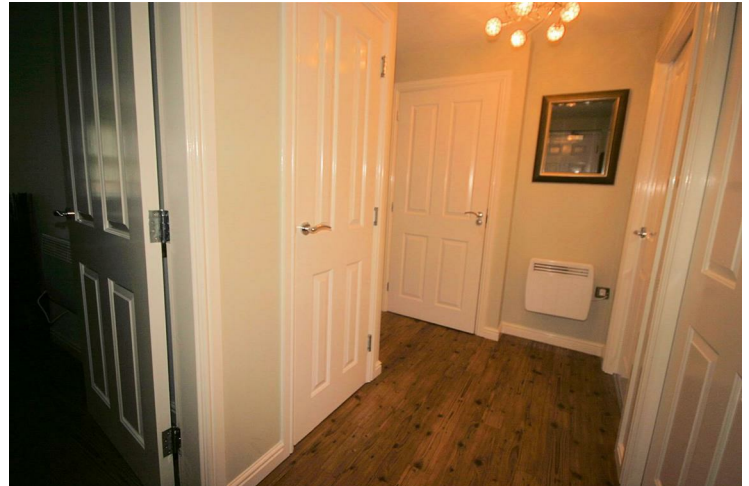
Entrance hall, wall mounted electric heater, kardean wood affect flooring, double power point(s), wall mounted mirror, ceiling light, intercom entry phone system, storage cupboard, airing cupboard housing mega flow water system.

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: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request

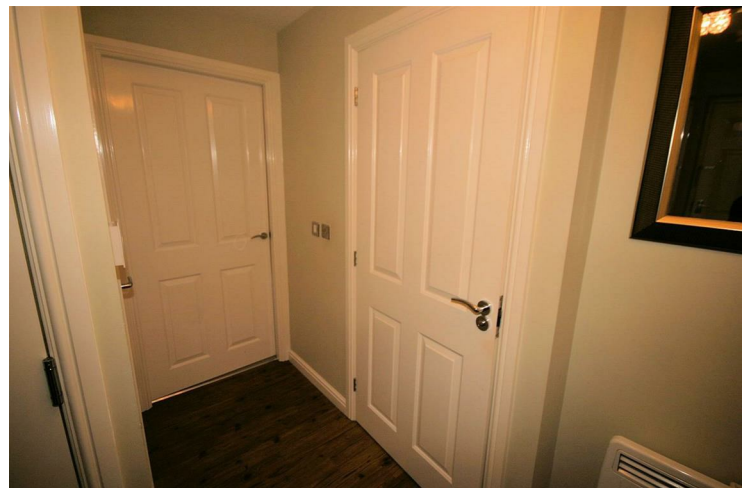


### View of Entrance Hall

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### View of Entrance Hall



## Lounge/Dining Room

13'1" x 14'6"

UPVC double triple glazed bay window to front, wall mounted electric heater, karndeian wood affect flooring, telephone point(s), sky satellite and TV point(s), double power point(s).

Furniture: Table with 4 x chairs, two leather two seater sofas with foot stool and 5 cushions, TV & audio cabinet, two ceiling lights.

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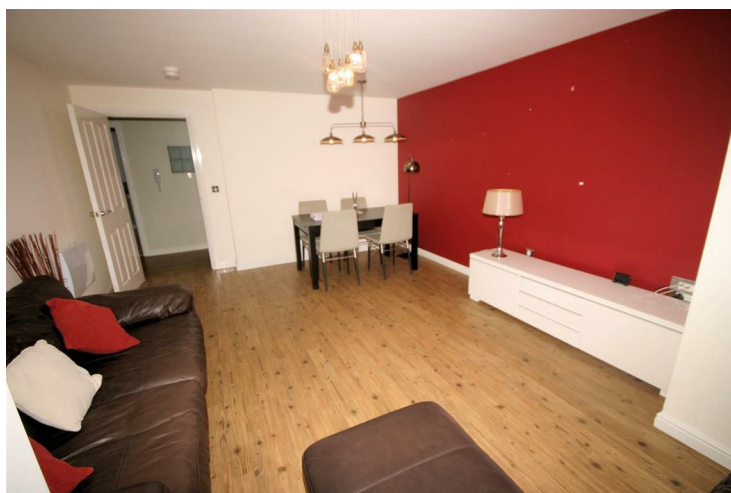
## View of Lounge/Dining Room

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## View of Lounge/Dining Room

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## Fitted Kitchen

8'5" x 11'0"

Fitted kitchen 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, built-in fridge/freezer and dishwasher, automatic washing machine, electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, double power point(s), ceiling extractor fan.

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## View of Fitted Kitchen

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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 Fan**

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.



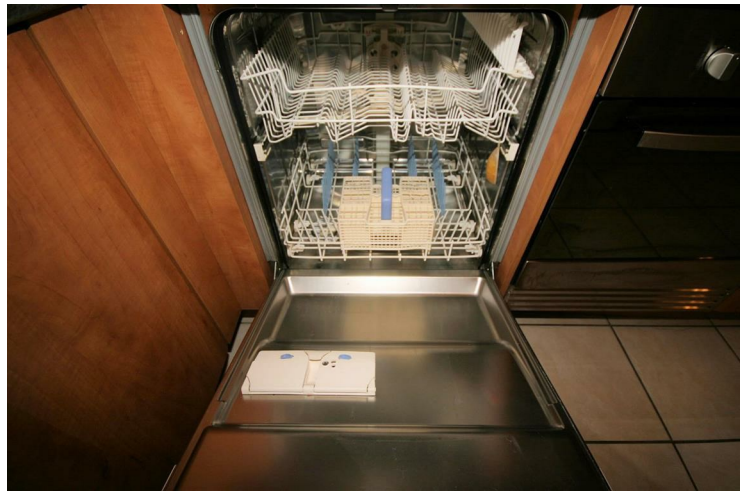
### **View of Oven**

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.



### **View of Dishwasher**

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 Washing Machine**

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### **View of washing Machine**

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## View of Fridge

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## Bedroom 1

12'8" x 9'10"

UPVC double triple glazed window to front, wall mounted electric heater, fitted carpet, double power point(s).

Furniture: Double bed with mattress, upright shelves, two cloths rails.

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## View of Bedroom 1

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## Bedroom 2

9'3" x 12'2"

UPVC double glazed window to rear, wall mounted electric heater, fitted carpet, double power point(s).

Furniture: Single bed with mattress, freestanding wardrobe.

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## View of Bedroom 2

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## Refitted Shower Room

6'7" x 7'5"

Recently refitted with three piece suite comprising tiled double shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, mixer tap and half height full height ceramic tiling to all walls, low-level WC and heated towel rail, extractor fan.

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### View of Shower Room

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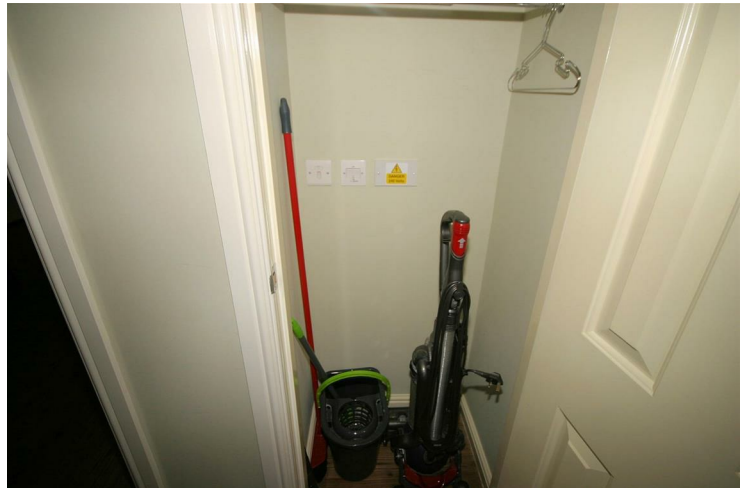


### View of Shower Room

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### Entrance Hall Cupboard



### Outside

## Communal Garden

The development is surrounded by communal gardens with mature shrubs, plants and lawn, enclosed by a brick wall & wrought iron fencing. Electric fob entrance gates.

All maintained by management company.

Communal enclosed waste bin store.

Communal Gardens: No rubbish should be left anywhere other than in the designated bin storage area.

Communal Garden & Private Courtyard: Left neat and tidy with no rubbish. Should you require larger pictures then these can be emailed on request.

## Enclosed Parking Area

One private parking space in (space no 19), addition there area limited amount of visitors spaces.

Communal Garden & Private Courtyard: Left neat and tidy with no rubbish. Should you require larger pictures then these can be emailed on request.



## Keys Given To Tenants

2 x Front Main Entrance Door .

2 x Main Apartment Entrance Door .

1 Mail Box Keys.

1 x Electric Gate Fob

## 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

