



# Property Consultants

Linking people to properties



## **£725 PCM** **131 Washbrook Road** **Rushden, Northamptonshire NN10**

**GBP**

DG Property Consultants are pleased to be offering this spacious, refurbished and very well presented 1 bedroom ground-floor apartment, located within walking distance of Rushden High Street & Rushden Lakes Shopping Centre. Accommodation comprises: Security Entrance, entrance hall, spacious open plan living room/fitted kitchen area with built-in oven & hob, extractor hood, Fridge freezer and washing machine, one bedroom with built in wardrobes, refitted family bathroom with shower, outside terrace, communal garden and secure gated parking area with 1 allocated space. Benefits include: Double glazing, gas central heating.

Offered as unfurnished or part furnished and available from March 3rd 2023. To arrange your viewing call Team DG on 0158-580500

Spacious 1 Bedroom Grd Floor apartment  
Combined Living and Kitchen Area  
Double Glazed & Gas C-H  
Kitchens Appliances  
Secured Gated Parking  
Walking Distance to Rushden Lakes  
Bedroom with Built in Wardrobe  
Modern Fitted Bathroom  
Unfurnished or Part Furnished  
Superbly Presented Apartment

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

### Communal Entrance

Electronic entry phone system, communal entrance hall to apartment.

### Entrance Hall

Entrance door, double radiator, laminate flooring, doors to bedroom, bathroom and living area.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### Combines Open Living Room/Kitchen Area

15'11" x 15'9"

Living Room Area

uPVC double glazed window to front, uPVC double glazed window to side, two double radiators, laminate flooring, TV point(s), power point(s).

Kitchen Area.

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated fridge/freezer, washing machine, (The washing machine is supplied, but should it break down it's down the landlord discretion on whether it's repairs or not. Should it not then be, the tenants should replace it with their own), built-in electric oven, four ring gas hob, uPVC double glazed bay window to front,

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### **View of Sink**

Band New Appliances: Left thoroughly cleaned, 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**

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### **View of Hob**

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### **View of Extractor**

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### **View of Fridge**

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### **View of Freezer**

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### **View of Table and Chairs**

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### **View of Sofa**

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### **View of Carpet**

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### **Bedroom**

10'0" x 9'5"

Built-in wardrobe(s) with folding doors, double radiator, newly fitted fitted carpet, power point(s), uPVC double glazed French double door to private terrace.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. New Fitted Carpet also fitted. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### **View of Bedroom**

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### **Bathroom**

uPVC double glazed window to rear, fitted with three piece suite with panelled bath with shower over and screen, tiled splashbacks, heated towel rail, tiled flooring, storage cupboard.



### **View of Bathroom**





## View of Bathroom



## Outside

### Terrace



## Communal Gardens

Communal gardens to front and rear, well presented, access to private secure parking area. Access to front of building.



## KEYS

- 1 x FOB
- 2 X FRENCH DOOR KEYS
- 1 X FLAT ENTRANCE DOOR
- 1 X COMMUNAL DOOR ENTRANCE

## Private Parking Area

Electric entry gate to private secure parking space.



## 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 Printed Name.

Tenant(s) Name(s):

## Tenants Signature.

Tenant(s) Signatures:

## 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.

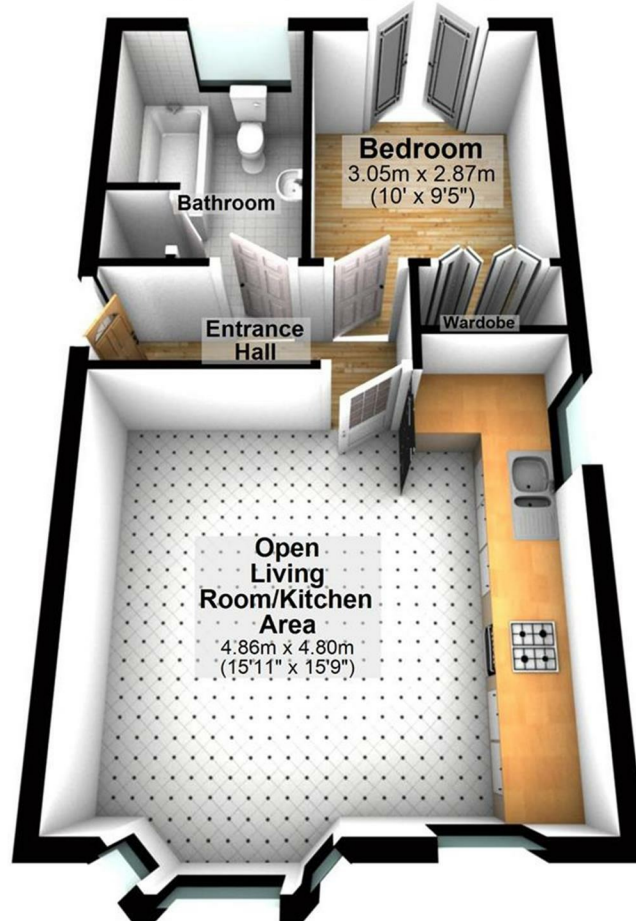
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

## 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

Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 43.3 sq. metres (466.4 sq. feet)

