



**DG**  
Property  
Consultants  
Estd. 2000



**£825 PCM**  
**Watson Way, Marston Moretaine**  
**Bedford, Bedfordshire MK43 0RG**

\*DG Property Consultants\* are pleased to offer this spacious, completely redecorated 1 bedroom ground floor apartment located in the popular village of Marston Moretaine. Available straight away as unfurnished. Accommodation comprises: Communal security entrance, apartment entrance hall with electronic entry system, good size combined lounge/diner, fitted kitchen with built in appliances, modern family bathroom, 1 double bedrooms with built in double wardrobe, communal gardens and 1 x allocated off road parking space. Benefiting from: Double glazing & gas central heating.  
Call Team DG on 01582-580500 to arrange your viewing time.

- Ground Floor Apartment
- Combined Lounge/Diner
- Modern Fitted Kitchen
- Modern Bathroom
- Double Glazed & Gas C-H
- 1 x Allocated Parking
- Sought After Location
- Spacious Apartment
- Completely Redecorated
- Available Straight Away as Unfurnished



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## Communal Entrance Hall

Communal entrance with security entry phone system.

## Entrance Hall

4'6" x 24'0"

Apartment entrance door, double radiator, wooden laminate flooring, power point(s), coved ceiling, large storage cupboard, airing cupboard, access to rooms. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all have been redecorated. 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 Entrance Hall

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all have been redecorated. 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



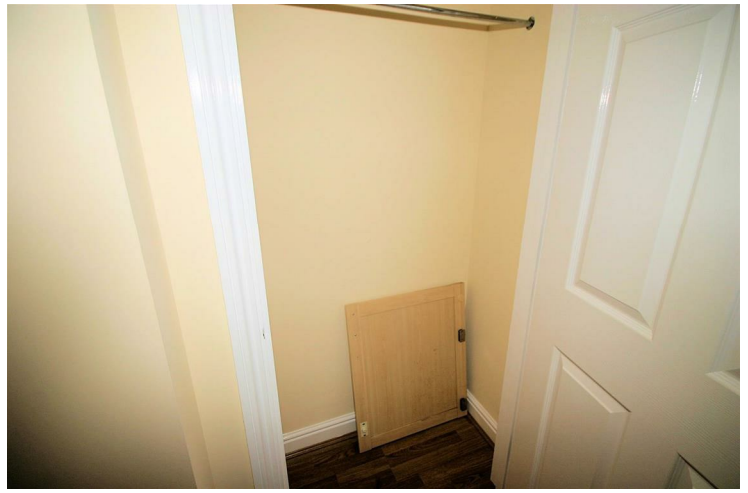
## View of Entrance Hall

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### **View of Entrance Hall Cupboard**

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### **Lounge/Diner**

13'1" x 11'6"

Two uPVC double glazed windows to side incorporating uPVC double glazed double doors leading to communal garden, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all have been redecorated. 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

9'0" x 7'0"

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, built-in integrated fridge/freezer, plumbing and space for automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, single radiator, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, wall mounted concealed in a cupboard gas boiler serving heating system and domestic hot water with heating timer control.

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## View of Kitchen

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### **View of Sink**

Sink: Left clean 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**

Appliances: Left clean 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: Left clean 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**

Appliances: Left clean 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**

Appliances: Left clean 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 Fridge/Freezer**

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## Bedroom 1

11'5" x 10'0"

UPVC double glazed window to rear, built-in double wardrobe(s), double radiator, fitted carpet, double power point(s), coved ceiling.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all have been redecorated. 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 Bedroom 1

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## View of Wardrobes

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## Family Bathroom

9'0" x 4'10"

Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level, tiled splashbacks, extractor fan, uPVC double glazed window to rear, double radiator, fitted carpet. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all have been redecorated. 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

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



## Outside

### Communal Gardens

Communal gardens, mainly laid to lawn all round apartment block.

Waste bins, located to the left of the main entrance in a cupboard. Please dispose of waste in the correct order.

### Allocated Parking

Allocated off road parking space.

Parking Space: Left neat and tidy. Should you require larger pictures then these can be emailed on request.



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## Keys

- 2 x Main Block Entrance Door keys
- 2 x Property Main Entrance Door keys - Top Lock
- 2 x Property Main Entrance Door keys - Bottom Lock
- 2 x French Door Lock
- 4 x Window Keys
- 1 x Electric Cupboard Lock

## 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:

## 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.

## 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:

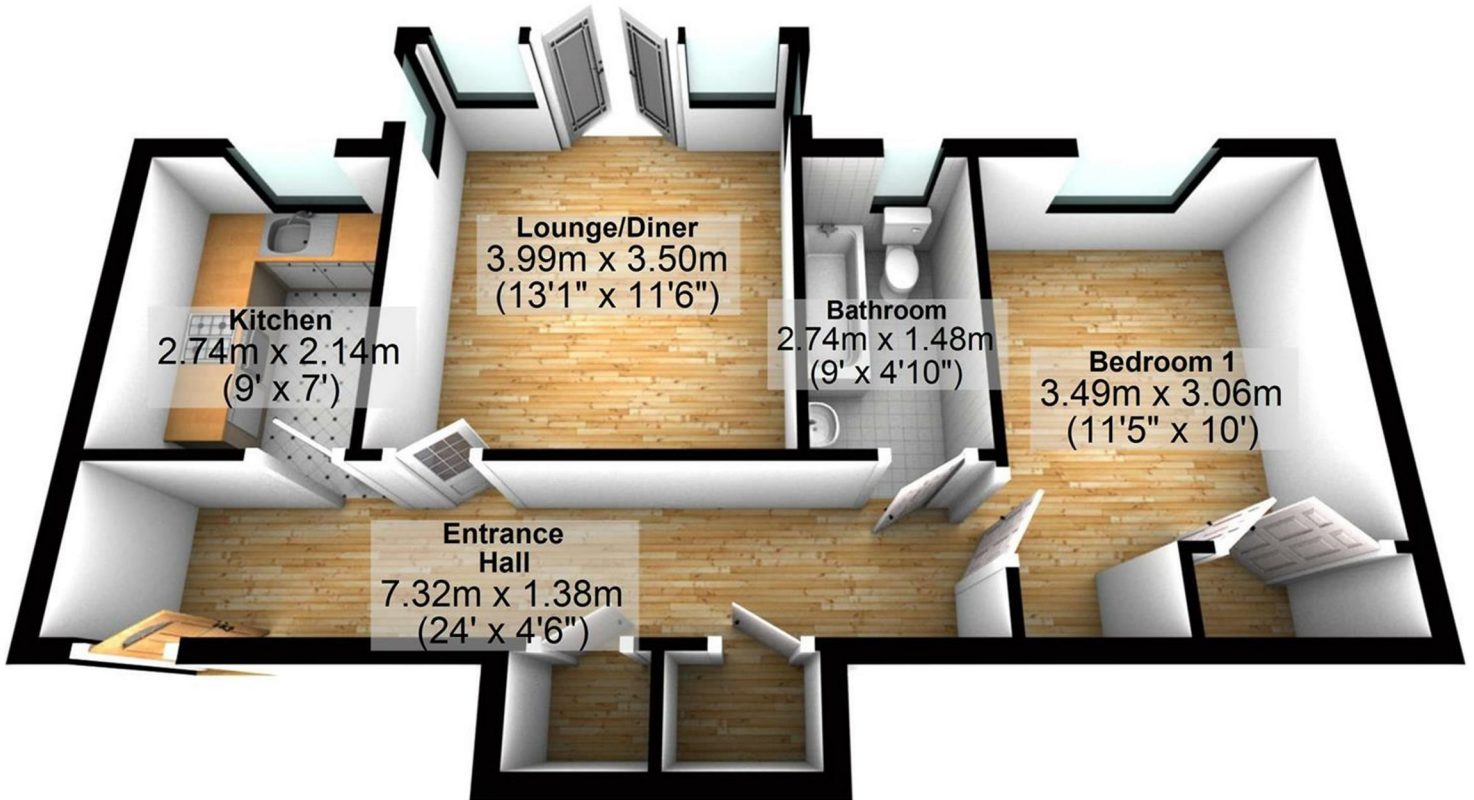
These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

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.

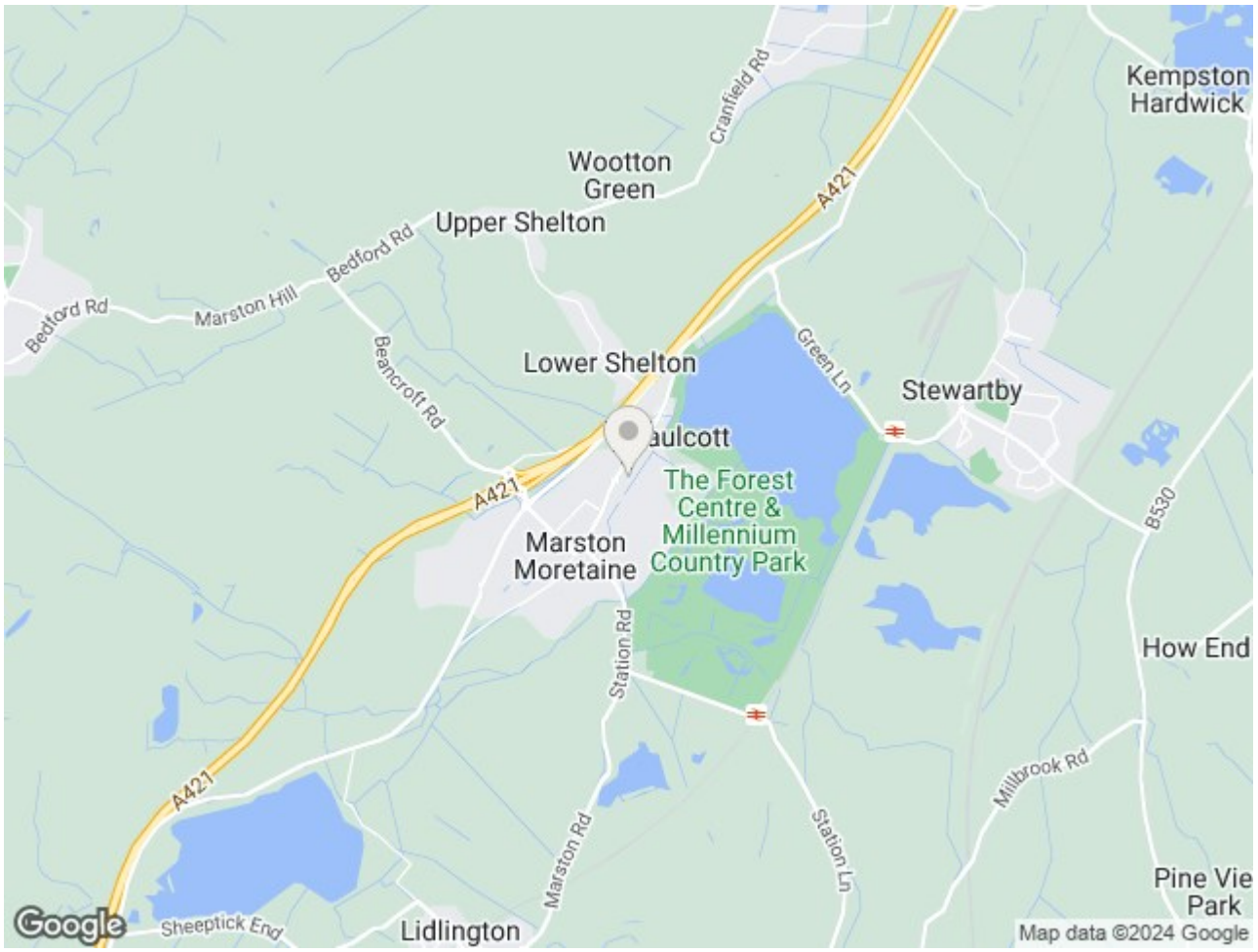
## Ground Floor



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