



DG
Property
Consultants
Estd. 2000



The Hawthorns, Flitwick, Bedfordshire MK45 1FL **£1,125 PCM**

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 from 03-06-2024 as part furnished

To arrange you viewing call Team DG on 01582-580500



2 High Street, Toddington,
Bedfordshire, LU5 6BY
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Apartment Accommodation

Communal Entrance

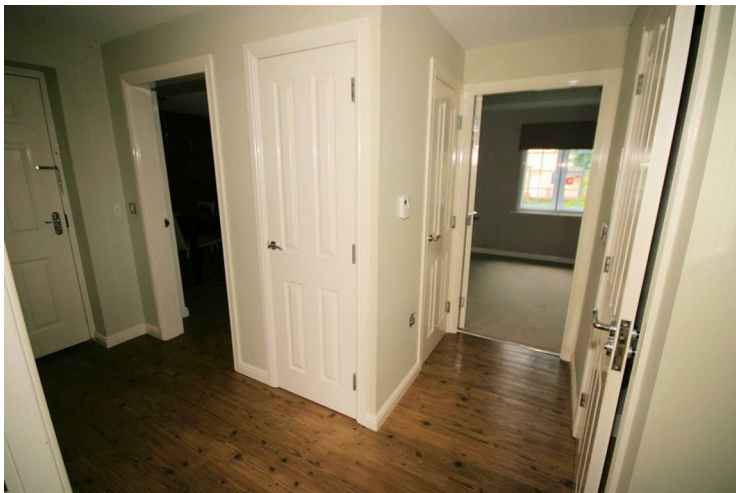
Security entrance system with intercom.

Entrance Hall



Entrance hall, wall mounted electric heater, karndeian 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.

View of Entrance Hall



Lounge/Dining Room

13'1" x 14'6" (3.98m x 4.42m)



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.

View of Lounge/Dining Room



View of Lounge/Dining Room



Fitted Kitchen

8'5" x 11'0" (2.56m x 3.36m)



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.

Bedroom 1

12'8" x 9'10" (3.85m x 2.99m)



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

View of Bedroom 1



Bedroom 2

9'3" x 12'2" (2.82m x 3.72m)



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

View of Bedroom 2



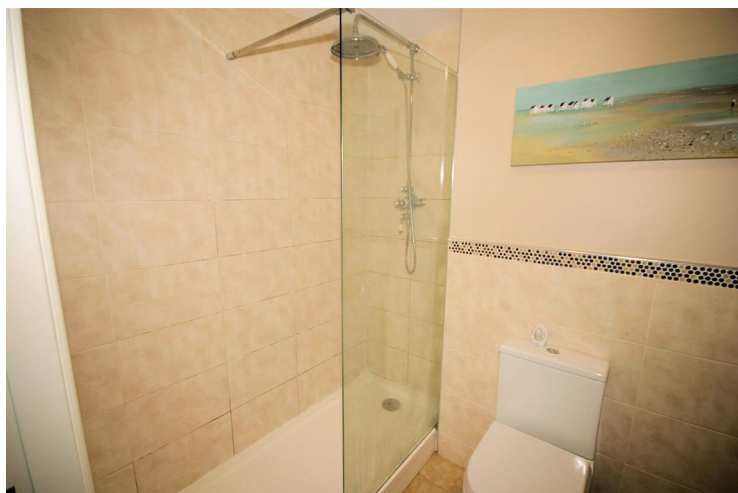
Refitted Shower Room

6'7" x 7'5" (2.00m x 2.26m)



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.

View of Shower Room



View of Shower Room



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.

Council Tax Band

Council Tax Band : C

Charge Per Year : £1804.95

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 able to withdraw the property from the market until the completed application along with supporting documentation have been received. Also, holding deposit may be requested.

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.

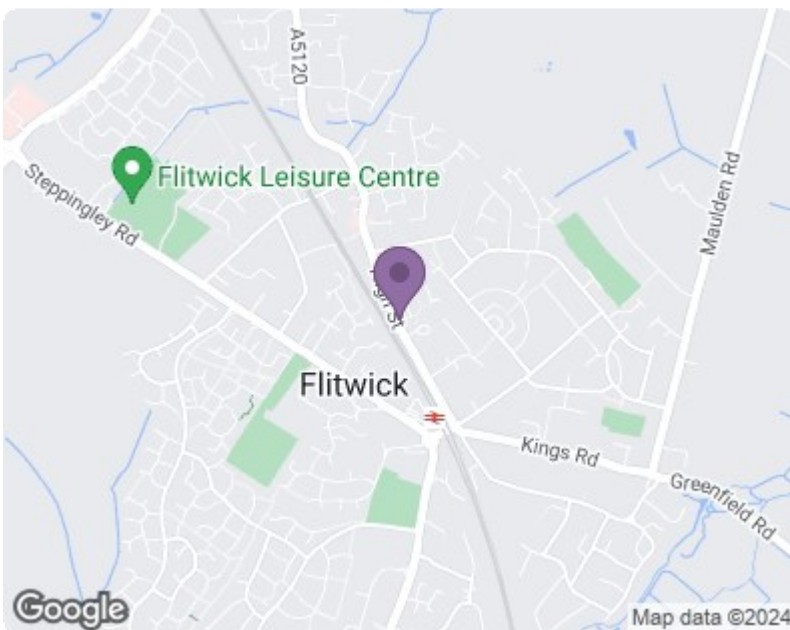
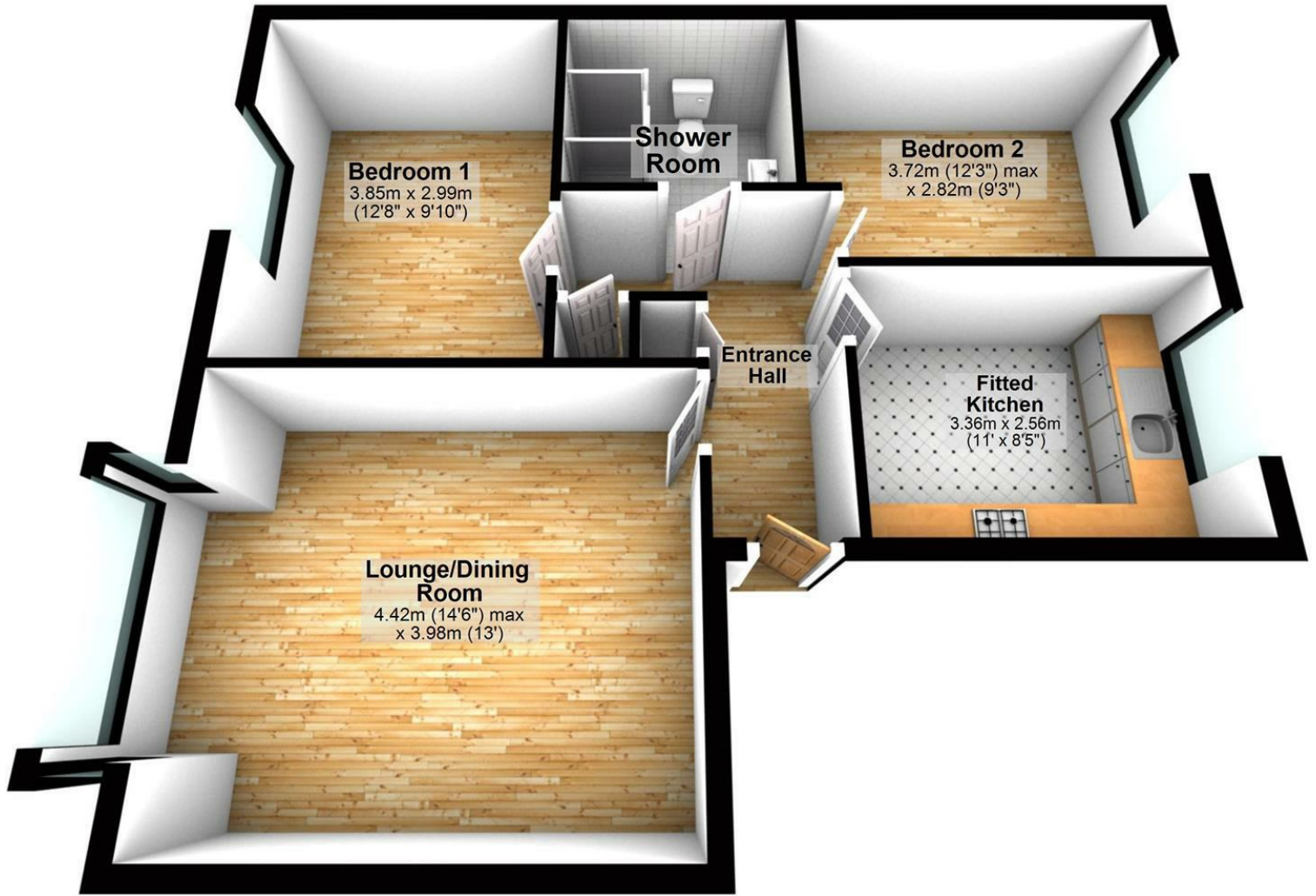
In the event of a Guarantor being required, the same reference procedure above will apply.

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



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		75	83
		EU Directive 2002/91/EC	

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			
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