



DG
Property
Consultants
Estd. 2000



High Street, Bedford, MK45 4EP

£1,100 PCM

Situated in the charming village of Silsoe, Bedford, this superbly presented 1-bedroom ground floor luxury apartment on the High Street, available to rent as unfurnished. Upon entering, you are greeted by a good size entrance hall with space for a small study area, into the main living space as combined lounge/dining room, opening into a fitted kitchen offering both functionality and style with a full range of integral appliances, a good size bedroom, modern bathroom with rain shower adds a touch of elegance to this already stunning property. The apartment has communal garden space. Additionally the gated secure parking area offers private parking (1 space). Silsoe itself is a sought-after village with a local amenities including a modern primary school, local sports centre, and picturesque countryside perfect for leisurely strolls. The communal gardens offer a tranquil escape from the hustle and bustle of everyday life.

Don't miss the opportunity to make this apartment your home and experience the epitome of luxury village living in Silsoe.



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Bedfordshire, LU5 6BY
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Ground Floor Accommodation

Communal Entrance



Entronic security entry phone system. Access to all ground floor apartments.
Meter cupboards.

Living Room

11'6" x 19'6" (3.51m x 5.94m)



Two double glazed sash windows to front, double glazed sash window to side, two double radiators, fitted carpet, telephone point, TV point, double power point(s), open plan to the fitted kitchen.

View of Living Room



View of Living Room



Fitted Kitchen

8'6" x 11'10" (2.59m x 3.61m)



Fitted with a matching range of base and eye level units with worktop space over, twin bowl sink unit with single drainer and mixer tap, built-in integrated fridge/freezer, automatic washing machine and tumble dryer, built-in eye level fan assisted double oven, five ring halogen hob with extractor hood over, ceramic tiled flooring, double power point(s), wall mounted concealed gas combination boiler serving heating system and domestic hot water with heating timer control.

View of Kitchen



Bedroom 1

10'6" x 11'10" (3.20m x 3.61m)



Double glazed sash window to side, single radiator, fitted carpet, double power point(s).

View of Bedroom



Family Bathroom



Fitted with three piece suite comprising deep bath with power shower over and glass screen, vanity wash hand basin in vanity unit with under and drawers and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring, telephone point(s), TV point(s), double power point(s), door.

View of Family Bathroom



Outside of the property

Communal Gardens



Communal garden, enclosed by fence and wall.

Gated Private Parking Area



Gated Private Parking Area



1 x Private parking space, plus communal visitors spaces.

Council Tax Band

Council Tax Band : B

Charge Per Year : £1739.54

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.

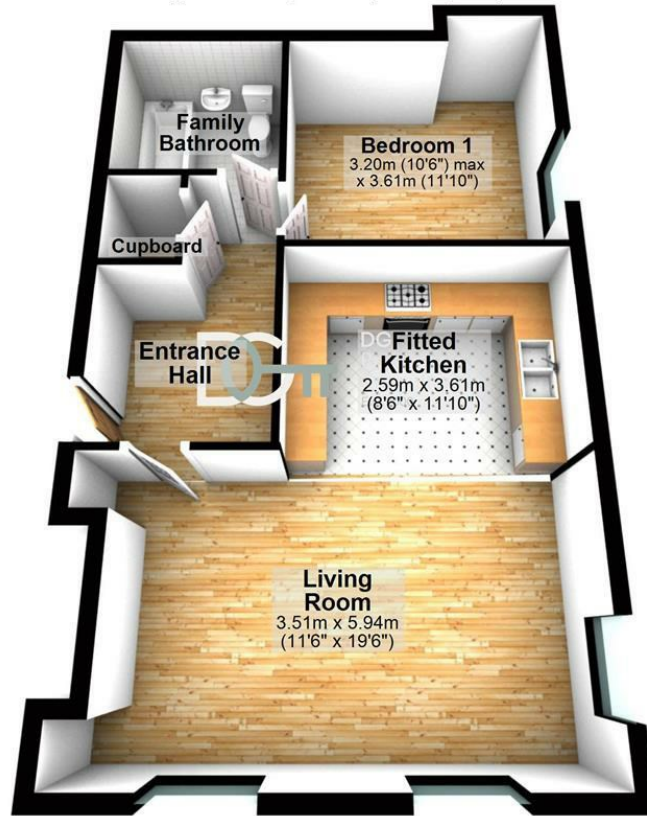
MISDESCRIPTIONS ACT - Lettings

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

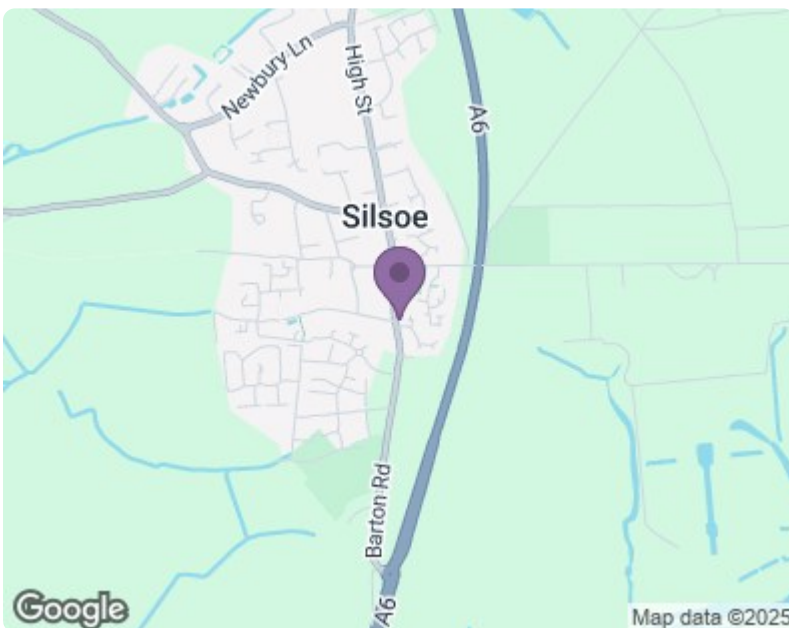
outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser 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

Approx. 55.8 sq. metres (601.1 sq. feet)



Total area: approx. 55.8 sq. metres (601.1 sq. feet)



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	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	EU Directive 2002/91/EC	



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