

Timothy a brown



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN CONGLETON



10 Hornby Drive

Congleton, Cheshire CW12 4WB

Monthly Rental Of £750

(exclusive) + fees

- GROUND FLOOR MODERN APARTMENT
- TWO DOUBLE BEDROOMS & BATHROOM
- LOUNGE/DINING ROOM
- DESIGNATED PARKING SPACE IN FRONT OF APARTMENT
- POPULAR WEST HEATH LOCATION
- CLOSE TO SHOPS, SCHOOLS & BUS ROUTES

TO LET (Unfurnished)

****GROUND FLOOR APARTMENT****TWO DOUBLE BEDROOMS****SECURE AND SAFE LOCALITY****PERFECT FOR THOSE RETIRED, SINGLES OR COUPLES****LOCAL BUS ROUTES ON ITS DOORSTEP****

A GROUND FLOOR APARTMENT WITHIN A CLEAN AND WELL MAINTAINED PROFESSIONALLY MANAGED BLOCK OF ONLY 11 OTHER UNITS. DESIGNATED RESIDENT PARKING SPACE IN FRONT OF THE APARTMENT. COMMUNAL GARDENS. LEVEL WALKING DISTANCE TO AMENITIES AND SHOPS. REGULAR BUS ROUTES TO CONGLETON TOWN CENTRE.

Entrance hall. Lounge/dining room. Two double bedrooms. Bathroom. Kitchen. Full PVCu double glazing. Electric heating. This apartment is on the ground floor, so no stairs to contend with!!

The highly regarded Westlands Development is prestigious in nature and attracts a mixture of young professionals, the astute middle aged and their families and retirees who pursue and enjoy the quiet and respectful environment this development exudes.

Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal

for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends. Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area has been further enhanced with the completion of the new Congleton link road which opened in 2020. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. It is also practically located for the town's railway station which offers links to national rail networks with frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible.



The accommodation briefly comprises:

(all dimensions are approximate)

COMMUNAL ENTRANCE :

FRONT ENTRANCE :

HALLWAY : Coving to ceiling. 13 amp power points. Wall mounted storage heater. Intercom handset. Airing cupboard housing factory lagged hot water cylinder heated via Economy 7.

LOUNGE 15' 0" x 11' 4" (4.57m x 3.45m) to bay: PVCu double glazed bay window to front aspect. Coving to ceiling. Wall mounted electric storage/convactor heater. 13 amp power points. BT telephone point. Television and satellite points.

KITCHEN 10' 0" x 6' 4" (3.05m x 1.93m): PVCu double glazed window to side aspect. Extensive range of beech wood effect fronted eye level and base units having beech effect preparation surfaces over having Stainless Steel single drainer sink unit inset. Built-in brushed alloy 4-ring halogen hob with matching oven and grill below and having integrated extractor hood over. Tiled to splashbacks. Space and plumbing for washing machine. 13 amp power points. Space for upright fridge/freezer. Wall mounted Creda electric fan heater.

BEDROOM 1 11' 5" x 10' 0" (3.48m x 3.05m): Two PVCu double glazed windows to front aspect. Wall mounted electric storage heater. 13 amp power points. BT telephone point. Television aerial point. Double recessed wardrobe.

BEDROOM 2 8' 5" x 7' 3" (2.56m x 2.21m): Two PVCu double glazed windows to front aspect. Wall mounted convactor heater. 13 amp power points. BT telephone point. Television aerial point.

BATHROOM 8' 0" x 5' 6" (2.44m x 1.68m): White suite comprising: Low level w.c. Pedestal wash hand basin. Panelled bath having Triton electric shower over and glass shower screen. Tiled to splashbacks. Wall mounted electric fan heater. Extractor fan. Laminate wood effect floor as laid.

OUTSIDE : One designated parking space.

SERVICES : Mains electric, water and drainage.

VIEWING : Strictly by appointment through the sole managing and letting agent **TIMOTHY A BROWN**.

Disclaimer

Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4WB

Holding Deposit (per tenancy) – One week's rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

The holding deposit is required while we carry our preliminary checks and obtain employer's reference and credit reference.

If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

The Department for Communities and Local Government "How to Rent – Checklist for renting in England" which can be downloaded at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf

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