

Timothy a brown



10 Tudor Court

Moody Street, Congleton, Cheshire CW12 4AY

Monthly Rental Of £695

(exclusive) + fees

- MODERN FIRST FLOOR APARTMENT
- JACK & JILL BATHROOM
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN DINER
- COMMUNAL GARDENS
- DESIGNATED PARKING SPACE
- CLOSE TO TOWN CENTRE

TO LET (Unfurnished)

WE THINK THIS IS A SMART PAD, IDEAL FOR THE SINGLE CHAP/LADY or COSY COUPLES.

DISCREETLY TUCKED AWAY, AND ONLY A SHORT STRIDE FROM THE TOWN CENTRE, THIS MODERN FIRST FLOOR TWO BEDROOM APARTMENT OFFERS SPACIOUS AND WELL PLANNED ACCOMMODATION. OPEN PLAN LOUNGE DINING ROOM, TWO DOUBLE BEDROOMS, JACK AND JILL BATHROOM. DESIGNATED RESIDENTS PARKING SPACE. FULL DOUBLE GLAZING AND GAS CENTRAL HEATING.

Location is great, it is literally a stones throw from the town centre. Congleton is a vibrant town, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park close by. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Communal entrance hall with staircase leading to first and second floor.

PRIVATE ENTRANCE HALL : Hardwood entrance door. Single panel central heating radiator. Beech effect flooring.

OPEN PLAN LOUNGE/KITCHEN DINER 20' 2" x 18' 10" (6.14m x 5.74m) overall:



Kitchen area : Timber framed sealed unit double glazed window to side and rear aspect. Beech effect fronted eye level and base units having granite effect roll edge formica preparation surfaces over with stainless steel one and a half bowl sink unit inset. Built in stainless steel 4 ring gas hob with electric oven/grill below and extractor canopy hood over. Breakfast bar with seating for two. Space and plumbing for washing machine. Space for fridge freezer. Contrasting tiles to splashbacks. 13 Amp power points. Wall mounted Heatline combination boiler. Beech effect flooring.

Living Area : Timber framed sealed unit double glazed window to rear aspect. Double panel and single panel central heating radiators. 13 Amp power points. Beech effect flooring. Full length store cupboard.

BEDROOM 1 12' 3" x 9' 1" (3.73m x 2.77m): Timber framed sealed unit double glazed window to side aspect. Single panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points.

JACK & JILL BATHROOM 6' 10" x 6' 2" (2.08m x 1.88m) plus shower area: Timber framed sealed unit double glazed window to side aspect. Single panel central heating radiator. White suite comprising: low level w.c, pedestal wash hand basin and panel bath. Fully enclosed shower unit with mains fed shower. Tiled to splashbacks. Extractor fan. Shaver point. Door to lounge area. Door to bedroom 1.

BEDROOM 2 9' 5" x 8' 5" (2.87m x 2.56m): Timber framed sealed unit double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

Outside : One allocated parking space.

SERVICES : All mains services are connected .

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



LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: From our offices proceed along West Street, bear right onto Antrobus Street and then left onto Mill Street. Upon reaching the roundabout, take the third exit onto Mountbatten Way, then turn right at the traffic lights onto Market Street. At the pedestrian crossing continue straight over onto Moody Street where Tudor Court will be found on the left hand side.

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.

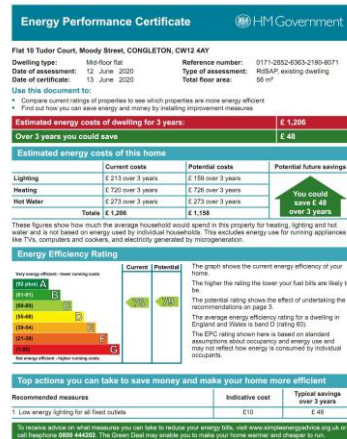
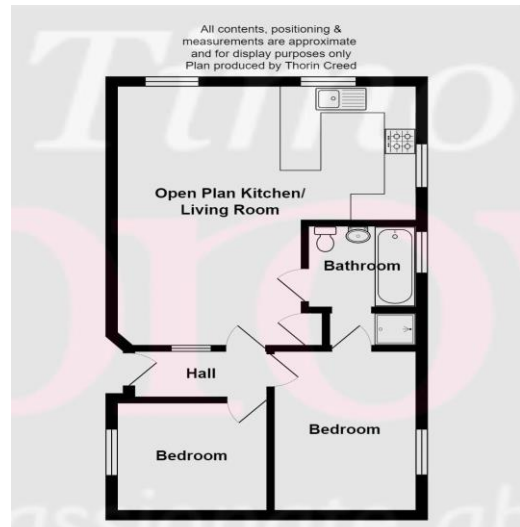
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

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).

WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.

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



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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Fax: 01260 299280
Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
brown
www.timothyabrown.co.uk