

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:-

- (a) One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) 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.
- (c) 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

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.

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3 Wharf Mill

Canal Road, Congleton, Cheshire CW12 3GQ

Monthly Rental Of £900
(exclusive) + fees

- IDYLIC GROUND FLOOR APARTMENT WITH WATERSIDE ASPECT
- TWO BEDROOMS
- BATHROOM & EN SUITE
- COMMUNAL GARDENS
- RESIDENTS PARKING
- WITHIN WALKING DISTANCE OF TOWN CENTRE

TO LET (Unfurnished)

****A DELIGHTFUL GROUND FLOOR APARTMENT WITH IMMEDIATE ACCESS TO THE EXCLUSIVE RESIDENTS GARDENS AND BANKS OF THE BEAUTIFUL MACCLESFIELD CANAL - A REALLY IDYLLIC WAY TO WILE AWAY THOSE SUMMER EVENINGS****

Entrance hall, lounge through dining room, modern updated kitchen, two double bedrooms with fitted furniture, bathroom and en-suite. Designated parking space and communal gardens.

Wharf Mill is a most popular and highly regarded apartment development which enjoys a position on the banks of the Macclesfield Canal, with this particular GROUND FLOOR apartment taking full of advantage of its' lovely waterside aspect.

The development is advantageous with being located a short walk from the town centre and Congleton Railway Station, with lovely rural walks on its' doorstep.

The property is complete with double glazing and gas central heating and offers light and airy accommodation which briefly comprises, a spacious entrance hall, lounge through dining room, with french doors which open to private residents gardens and canalside. Two double bedrooms, en-suite shower room and main bathroom.



Outside is a designated parking space, visitors parking spaces and well kept residents canalside gardens.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : L Shaped. Central heating thermostat. Wall mounted intercom handset. 13 Amp power points. Deep recessed store cupboard with radiator. Laminate floor.

KITCHEN 9' 7" x 7' 10" (2.92m x 2.39m): Range of white high gloss eye level and base units having granite effect roll edge formica preparation surfaces over with stainless steel drainer sink unit inset. Built-in stainless steel four ring gas hob and stainless steel fan assisted oven/grill below with stainless steel extractor hood over. Space for fridge/Freezer. Space and plumbing for washing machine. Wall mounted gas combination boiler. 13 Amp power points.

LOUNGE/DINING ROOM 23' 3" x 11' 0" (7.08m x 3.35m): Timber framed sealed unit double glazed window to rear aspect. Two double panel central heating radiators. Feature wall mounted electric fire. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Laminate floor. Timber framed sealed unit double glazed French doors leading onto the garden overlooking the canal.

BEDROOM 1 FRONT 10' 2" x 9' 6" (3.10m x 2.89m) **plus door recess**: Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Fully fitted bedroom suite. Laminate floor.

ENSUITE 6' 0" x 5' 9" (1.83m x 1.75m): Low voltage downlighters inset. White suite comprising: low level w.c.,pedestal wash hand basin and separate fully enclosed shower cubicle. Shaver point. Single panel central heating radiator. Extractor fan.



BEDROOM 2 FRONT 9' 8" x 9' 6" (2.94m x 2.89m): Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Fully fitted bedroom suite with built-in computer desk.

BATHROOM 6' 4" x 5' 7" (1.93m x 1.70m): White suite comprising: low level w.c., pedestal wash hand basin and panelled bath. Inset low voltage downlighters. Single panel central heating radiator. Shaver point. Extractor fan. Tiled walls to half height. Tiled floor.

Outside :

REAR : Paved seating area and small lawned area, which provides a beautiful setting on the banks of the Macclesfield Canal.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 3GQ

