

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](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.

Timothy a
brown



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 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

10 Trinity Court
Congleton, Cheshire CW12 3TF

Monthly Rental Of £625
(exclusive) + fees

- WELL PRESENTED SECOND FLOOR APARTMENT
- LOUNGE/DINER
- ONE DOUBLE BEDROOM
- RESIDENTS PARKING
- COMMUNAL GARDENS
- CLOSE TO TRAIN STATION & SHOPS AT HIGHTOWN

TO LET (Unfurnished)

SECOND FLOOR APARTMENT
ALWAYS IN CONSTANT DEMAND
SECURE AND SAFE LOCALITY
LEVEL WALK TO RAILWAY STATION AND SHOPS AT HIGHTOWN
LOCAL BUS ROUTES ON ITS DOORSTEP

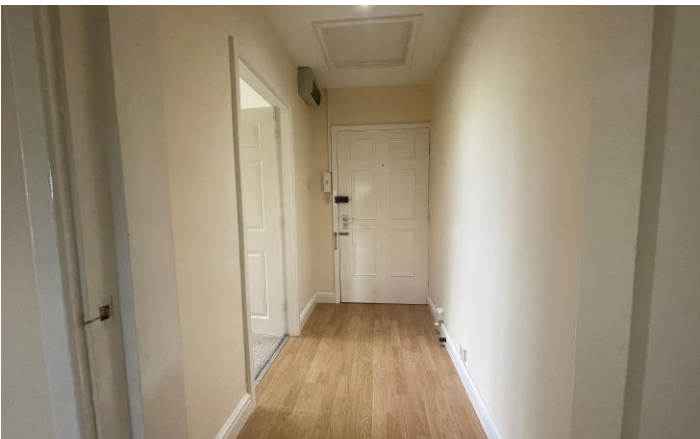
A SECOND FLOOR APARTMENT WITHIN A CLEAN AND WELL MAINTAINED PROFESSIONALLY MANAGED BLOCK OF ONLY 11 OTHER UNITS.

RESIDENTS PARKING. COMMUNAL GARDENS. LEVEL WALKING DISTANCE TO AMENITIES, SHOPS AND MAINLINE RAILWAY STATION AT HIGH TOWN. REGULAR BUS ROUTES TO CONGLETON TOWN CENTRE. SHORT WALK TO THE MACCLESFIELD CANAL.

Entrance hall. Lounge/dining room. Double bedroom. Bathroom. Kitchen. Full PVCu double glazing. Electric heating.

A fantastically positioned apartment on the SECOND floor, so lovely view of shared garden!

The highly regarded Henshall 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. In the immediate vicinity gentle walks can be found along the tree lined Biddulph Valley disused railway line and



Macclesfield Canal. Mossley C of E Primary School is found close by, as are quite a number of well regarded local hosteleries, such as The Queens Head Hotel, The Railway Inn, and The Castle Inn, all of which are child and dog friendly and offer a surprisingly wide range of good quality food. It's a convenient location with the bustling town centre of Congleton within easy reach.

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 Stoke-on-Trent and Manchester Piccadilly. Manchester International Airport is also easily accessible.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Panelled entrance door to:

HALL : 13 Amp power points. Beech effect floor.

LOUNGE 16' 0" x 13' 1" (4.87m x 3.98m): PVCu double glazed bay window to rear aspect. 13 Amp power points. BT telephone point. Two wall mounted electric storage heater. Beech effect flooring.

KITCHEN 9' 10" x 7' 1" (2.99m x 2.16m): PVCu double glazed window to side aspect. Range of modern white eye level and base units having grey granite effect



preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4-ring electric hob with electric oven/grill below with space and plumbing for washing machine. Space for fridge and freezer. Tiled to splashbacks. 13 Amp power points.

BEDROOM 1 FRONT 12' 2" x 9' 4" (3.71m x 2.84m): PVCu double glazed window to rear aspect. 13 Amp power points. Wall mounted electric storage heater. Built-in wardrobes.

BATHROOM 7' 0" x 6' 3" (2.13m x 1.90m): PVCu double glazed window to rear aspect. Suite comprising: low level W.C., pedestal wash hand basin and panelled bath with shower over. Tiled to splashbacks. Wall mounted heater.

OUTSIDE : Private parking for residents and well maintained communal gardens.

SERVICES : Mains electricity, water and drainage are connected.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV: CW12 3TF

