



70a Lawton Street

Congleton, Cheshire CW12 1RS

Monthly Rental Of £625

(exclusive) + fees

- FULLY RENOVATED FIRST FLOOR ONE BEDROOM APARTMENT
- STYLISH FITTED KITCHEN
- MODERN SHOWER ROOM
- SPACIOUS LIGHT FILLED SITTING ROOM
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE

TO LET (Unfurnished)

*****JUST COMPLETED RENOVATION* *1 BEDROOM APARTMENT* *STYLISH KITCHEN* *MODERN SHOWER ROOM* *IDEAL TOWN CENTRE LOCATION*****

You just have to view this lovely flat - it's ALL PRETTY MUCH BRAND NEW. The solid, secure front door opens to the reception hall, off which is a modern shower room fitted with a crisp white suite. Beyond is the stylish fitted kitchen, complete with oven, hob and space for washer. The inner hall could easily suit as a small IT (Work From Home area), and finally to the front is the spacious light filled sitting room

The property occupies an excellent and convenient location close to the centre of town with it's shops, bars and restaurants as well as being only a short walk to Congleton Park and Railway Station. Literally within a 'stones' throw of the town centre and its shops, bars and restaurants. The "award winning" Congleton Park is found close by which is a majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.

The town centre boasts a Marks and Spencer Simply Food, Tesco, butchers, florists and

newsagents as well as essential services such as chemists, doctors and dentists. With Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road.

The accommodation briefly comprises

(all dimensions are approximate)

Staircase leading to :

ENTRANCE HALL 6' 10" x 3' 0" (2.08m x 0.91m): PVCu opaque double glazed door. Single panel central heating radiator.

SHOWER ROOM 6' 3" x 6' 0" (1.90m x 1.83m): PVCu opaque double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and large walk in shower with Triton electric shower. Fully tiled walls. Single panel central heating radiator.

KITCHEN 9' 4" x 7' 10" (2.84m x 2.39m): White PVCu double glazed window to side aspect. Fitted with a range of laminate eye level and base units having quartz effect roll edge formica preparation surfaces over with stainless steel single bowl single drainer sink unit. Built in Lamona electric oven and 4 ring electric hob with extractor fan. Tiled to splashbacks. 13 Amp power points.

INNER HALL 9' 1" x 5' 7" (2.77m x 1.70m): Single panel central heating radiator. Two built in cloaks cupboards, one housing an Ideal Esprit combination boiler. Further built-in linen cupboard housing a consumer unit.

BEDROOM 10' 8" x 9' 1" (3.25m x 2.77m) max: PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Feature fireplace.

LOUNGE 15' 4" x 10' 7" (4.67m x 3.22m) into chimney breast recess: Two PVCu double glazed windows to front aspect.



Feature fireplace. Two double panel central heating radiators. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points.

SERVICES : All mains services are connected (although not tested).

NOTE : Car parking available at an additional £20 per month.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: From our offices proceed along West Street turning right on to Antrobus Street and then left on to Mill Street. At the roundabout take the third exit on to Mountbatten Way and bear right at the traffic lights, bear left at the pelican crossing and continue passed the Town Hall onto Lawton Street where the property will be found towards the top on the left hand side clearly identified by our To Let board. Access to the flat is found directly between 72 and 74 at the rear.

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.

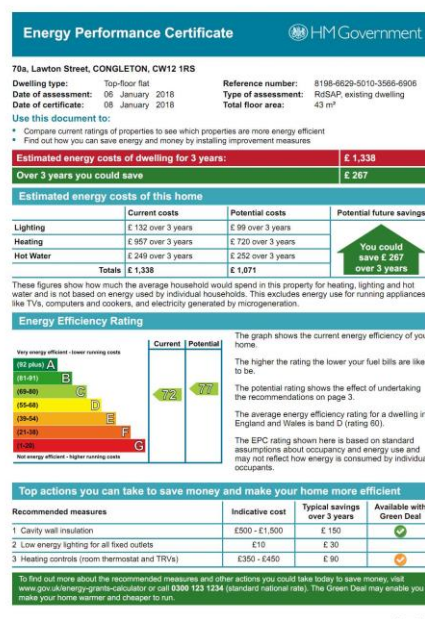
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

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).

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

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