



## 11 Tudor Court

Moody Street, Congleton,  
Cheshire CW12 4AY

**Monthly Rental Of £795**

(exclusive) + fees

- MODERN SECOND 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 A SINGLE PERSON OR 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. Timber effect flooring.

**OPEN PLAN LOUNGE/KITCHEN DINER** 23' 6" x 15' 0" (7.16m x 4.57m) 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. Contrasting tiles to splashbacks. Two single panel central heating radiators. 13 Amp power points. Wall mounted Worcester combination boiler. Timber 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.

**BEDROOM 1** 12' 3" x 10' 4" (3.73m x 3.15m): Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points.

**JACK & JILL BATHROOM** 7' 3" x 5' 7" (2.21m x 1.70m): Single panel central heating radiator. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with shower and screen over. Tiled to splashbacks. Extractor fan. Shaver point. Door to hall. Door to bedroom 1.

**BEDROOM 2** 7' 9" x 8' 8" (2.36m x 2.64m): Timber framed sealed unit double glazed window to front 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 and managing agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: C

**DIRECTIONS**: SATNAV CW12 4AY



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

## Energy performance certificate (EPC)

Flat 11 Tudor Court Moody Street CONGLETON CW12 4AY	Energy rating <b>C</b>	Valid until: 8 July 2029 Certificate number: 8905-4615-5829-5806-2313
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**Property type**  
Top-floor flat

**Total floor area**  
52 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

### 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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