

Timothy a brown



70 Lawton Street,
Congleton, Cheshire CW12 1RS

Monthly Rental Of £640
(exclusive) + fees

- RENOVATED THROUGHOUT – MODERN & FRESH FINISH
- BRIGHT OPEN-PLAN LIVING WITH STYLISH FITTED KITCHEN
- SPACIOUS DOUBLE BEDROOM & CONTEMPORARY SHOWER ROOM
- ALLOCATED PARKING SPACE INCLUDED IN THE RENT
- PRIME TOWN CENTRE LOCATION – WALK TO SHOPS, BARS & CONGLETON PARK
- FULL GAS CENTRAL HEATING & PVCu DOUBLE GLAZING FOR ENERGY EFFICIENCY

TO LET (Unfurnished)

Renovated One-Bedroom Ground Floor Apartment

Modern Open-Plan Living | Town Centre Location | Parking Included | Gas Central Heating & Double Glazing

This ground-floor apartment offers modern, stylish accommodation that's ready to move straight into.

The property features a bright and welcoming living area with an open-plan modern kitchen, a contemporary shower room fitted with a crisp white suite, and a spacious double bedroom. Everything feels fresh and light — perfect for comfortable, low-maintenance living.

To the rear, there is private parking for one car, included in the rent.

Situated just a short stroll from Congleton town centre, you'll enjoy easy access to shops, cafés, bars, restaurants, and all local amenities. The award-winning Congleton Park is also nearby, ideal for relaxing walks and outdoor leisure, while Congleton Railway Station is within walking distance for convenient commuter links to Manchester and Stoke-on-Trent.

This property offers an excellent combination of modern style, great location and convenience — an ideal home for a professional single occupant or couple.



The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE : High security steel skinned panelled front door to:

LOUNGE area 13' 6" x 12' 11" (4.11m x 3.93m) into bay: PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Open to:

KITCHEN 10' 5" x 10' 5" (3.17m x 3.17m): PVCu door having opaque double glazed panel to rear aspect. Double panel central heating radiator. Under floor heating. Fitted with a range of grey fronted modern wall and base units having woodblock effect preparation surfaces over. Single bowl stainless steel sink and drainer with mixer tap. 4-Ring halogen hob having electric oven below and extractor hood over with stainless steel splashbacks. Cream tiles to splashbacks. 13 Amp power points. Cupboard housing Worcester gas central heating boiler. Space and plumbing for washing machine. Doors to:

BEDROOM 3.94m (12ft 11in) x 2.77m (9ft 1in) : Two PVCu double glazed windows to side aspect. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM : Low voltage downlighters inset. Fully tiled walls. Chrome centrally heated towel radiator. Low level W.C., vanity wash basin having cupboard below and oversize shower tray having thermostatically controlled shower. Fitted mirror incorporating shaver point. Extractor fan.

OUTSIDE : Paved yard to rear. Paved courtyard to front.

PARKING : One car parking space to rear.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East **TAX BAND**: A

DIRECTIONS: SATNAV CW12 1RS



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)		
70 Leaton Street CONGLETON CW12 1RS	Energy rating C	Valid until: 28 March 2035 Certificate number: 9800-0461-0022-0426-3753
Property type	Ground-floor flat	
Total floor area	42 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
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).		
Energy rating and score		
This property's energy rating is C. It has the potential to be C.		
See how to improve this property's energy efficiency .		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management

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