



11 Elvington Close

Congleton, Cheshire CW12 3FZ

Monthly Rental Of £650

(exclusive) + fees

- TWO BED FIRST FLOOR APARTMENT
- DESIGNATED CAR PARKING
- COMMUNAL GARDENS
- CONVENIENT FOR TOWN CENTRE

TO LET (Unfurnished)

A SPACIOUS FIRST FLOOR TWO BEDROOM APARTMENT FORMING PART OF A SMALL BLOCK OF ONLY 11 OTHER FLATS.RESIDENTS PARKING SPACE***COMMUNAL GARDENS*** POPULAR LOCATION WITHIN EASY WALKING DISTANCE TO THE TOWN CENTRE, CONGLETON PARK AND LEISURE CENTRE***

Lounge. Kitchen. GENEROUS DOUBLE BEDROOM and second bedroom. Bathroom. Full double glazing. Residents parking space and communal gardens. 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 "at the end of the road" 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 accommodation briefly comprises

(all dimensions are approximate)

SIDE ENTRANCE : Double glazed door to:



VESTIBULE : Electric storage heater. Stairs to first floor.

LANDING : Intercom handset. 13 Amp power points. Airing cupboard with lagged hot water cylinder.

LOUNGE 15' 0" x 10' 5" (4.57m x 3.17m): Timber framed sealed unit double glazed window to rear aspect. Electric storage heater. Television aerial point. 13 Amp power points. Deep over stairs storage cupboard with double sliding doors. Aluminium framed PVCu double glazed sliding door to rear Juliette balcony having an aspect over the grounds.

KITCHEN 7' 3" x 5' 10" (2.21m x 1.78m): Textured ceiling. Range of beech effect fronted eye level and base units having marble effect roll edge formica preparation surfaces over with inset stainless steel single drainer sink unit. Built in 4 ring electric hob with electric oven and grill below and extractor hood over. Tiled to splashback areas. Space for fridge. Ceiling mounted extractor fan. 13 Amp power points. Space and plumbing for washing machine.

BEDROOM 1 FRONT 8' 11" x 7' 5" (2.72m x 2.26m): Timber framed sealed unit double glazed window to front aspect. Electric storage heater. 13 Amp power points.

BEDROOM 2 FRONT 11' 10" x 5' 10" (3.60m x 1.78m): Timber framed sealed unit double glazed window to front aspect. Electric wall heater. 13 Amp power points.

BATHROOM : White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Triton electric shower over. Tiled to splashback areas. Wall mounted electric heater. Extractor fan.

OUTSIDE : Communal garden to rear. One allocated parking space.

SERVICES : Mains electric, water and drainage are connected

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



LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: From our offices proceed along West Street, bear right onto Antrobus Street, then left onto Mill Street and upon reaching the roundabout take the third exit onto Mountbatten Way. Proceed straight across the traffic lights and upon reaching the next roundabout take the second exit and proceed straight across the traffic lights onto Park Lane. Take the second right onto Townsend Road and then the next right onto Elvington Close. Turn left into the car park where number 11 will be found on the right hand side clearly identified by our To Let board.

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

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

11, Elvington Close CONGLETON CW12 1JR	Energy rating C	1995 plot 17 January 2027 Certificate number 8053 7529-4710-8948-3888
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Property type
Top-floor flat

Total floor area
42 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/renting-properties/energy-efficiency-ratings-and-exemptions>

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.](#)

https://www.energy-certificates.service.gov.uk/energy-certificates/8053-7529-4710-8948-3888

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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