

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

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 **Email:** contact@timothyabrown.co.uk



Apartment 12 Westbourne House
Newcastle Road, Congleton, Cheshire CW12 4HN

Monthly Rental Of £1,200
(exclusive) + fees

- LUXURY FIRST FLOOR APARTMENT
- MULTI ASPECT LOUNGE OVERLOOKING MATURE GROUNDS
- TWO GENEROUS BEDROOMS
- TWO BATHROOMS
- ALLOCATED SECURE PARKING
- A MOMENTS STROLL TO ASTBURY MERE COUNTRY PARK

APARTMENT 12 WESTBOURNE HOUSE IS AN ABSOLUTE GEM. ONE OF ONLY 13 OPULENT APARTMENTS. PRIVATE SECURE GATED ENTRY. DESIGNATED PARKING. HIGH CEILINGS - DEEP SKIRTINGS - HIGH SPEC INTERIOR!! PERFECT FOR HIGH FLIERS, RETIRED, SINGLES OR COUPLES.

Westbourne House is one of the grand houses in Congleton - a magnificent Period property that was once the home of the Town Clerk. In more recent times this fine residence has been extensively and luxuriously renovated to its former glory but this time for the benefit of a number of occupants with the end result being no less than 13 quite remarkable individual apartments and duplexes.

This particular bespoke two bedroom first floor apartment comes complete with electric central heating, double glazing and offers the following accommodation: entrance vestibule, inner hall with bathroom off, master bedroom with ensuite shower. Bedroom 2 and the well equipped dining kitchen. Outside, are two designated parking spaces.

Lifestyle & Location:

- Astbury Mere Country Park: Just a stone’s throw away, this beautiful park offers a natural oasis for lakeside walks, cycling, and watersports—an ideal setting for family adventures.



- Vibrant Congleton: Enjoy the best of both worlds with Congleton’s blend of cultural activities and practical amenities. From independent shops and regular markets to the Daneside Theatre and the town’s lively Jazz & Blues Festival, there’s something for everyone.

- Convenient Shopping: Close to popular retail options, including Marks & Spencer Simply Food, Boots, Tesco, and a variety of local independent shops. Essential services such as chemists, doctors, and dentists are also within easy reach.

Excellent Connectivity:

- Road Links: Immediate access to the A34 and Congleton Link Road, ensuring quick travel to Manchester, Leeds, Liverpool, Birmingham, and beyond.
- M6 Motorway: Just 10 minutes from junction 17, offering swift connections to the wider region.
- International Travel: Manchester International Airport is only 18 miles away, with flights to over 180 destinations worldwide.
- Rail Connections: Crewe’s major rail hub is less than 12 miles away. Congleton Railway Station, 2 miles from your doorstep, provides regular services to Manchester, Stoke-on-Trent, and other key locations.



The accommodation briefly comprises
(all dimensions are approximate)

PRIVATE ENTRANCE VESTIBULE 4' 2" x 4' 0" (1.27m x 1.22m): Entrance door. Single panel central heating radiator. Oak effect floor.

INNER HALL 21' 0" (6.40m) in length: Single panel central heating radiator. Oak effect floor.

DINING KITCHEN 11' 11" x 8' 3" (3.63m x 2.51m): Angular ceilings. PVCu double glazed window to rear aspect. Extensive range of quality beech effect eye level and base units with natural granite effect preparation surfaces over with stainless steel one and a half sink unit inset. Built-in 4-ring induction hob with stainless steel extractor hood over. Built-in double electric oven and grill below. Integrated fridge and freezer, dishwasher and washing machine. 13 Amp power points. Single panel central heating radiator. Oak effect floor.

BEDROOM 1 REAR 9' 7" x 9' 6" (2.92m x 2.89m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

EN SUITE 9' 7" x 2' 6" (2.92m x 0.76m): Low voltage downlighters inset. White suite comprising: low level W.C., wash hand basin and separate shower cubicle housing mains fed shower with bi-fold door. Chrome centrally heated towel radiator. Tiled floor.

BEDROOM 2 REAR 9' 7" x 6' 9" (2.92m x 2.06m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 3" x 6' 0" (2.51m x 1.83m): Low voltage downlighters inset. White suite comprising: low level WC., pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled floor. Chrome centrally heated towel radiator. Linen cupboard with single panel central heating radiator.



LOUNGE 16' 1" x 9' 8" (4.90m x 2.94m): Low voltage downlighters inset. Coving to ceiling. Period style radiator. 13 Amp power points. Coal effect electric fire set on granite hearth and back with beech effect fire surround. 13 Amp power points. Oak effect floor. PVCu double glazed doors to Juliette balcony.

SERVICES : Mains electricity, water and drainage are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4HN

