

TO LET (Unfurnished)

Modern Two-Bedroom Second Floor Apartment

This stylish second floor apartment offers contemporary living in a sought-after location.

Enjoying a pleasant aspect over communal gardens, the property is ideally situated within walking distance of Congleton town centre's vibrant array of shops, bars, and restaurants.

The accommodation comprises a welcoming entrance hall, a spacious lounge with a separate dining area, a modern fitted kitchen, two generously proportioned bedrooms (one double, one single), and a stylish bathroom.

Benefitting from gas central heating and double glazing, this apartment provides comfort and efficiency throughout the year.

The secure development offers a peaceful cul-de-sac setting with the added convenience of two allocated parking spaces. Congleton Retail Park is also within easy reach, providing a range of popular high-street stores.

Excellent transport links are available with the M6 motorway just minutes away and Manchester Airport easily accessible. This is an ideal opportunity to rent a modern apartment in a prime location. Early viewing is strongly recommended.

The accommodation briefly comprises:

(all dimensions are approximate)

FRONT ENTRANCE : Multipaned door to:

HALL : Coving to ceiling. Single panel central heating radiator. Intercom Handset. Beech effect floor. Access to large loft space ideal for storage.

LOUNGE THROUGH DINING ROOM 5.44m (17ft 10in) x 3.76m (12ft 4in) overall: PVCu double glazed windows to front and side aspects. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Beech effect floor. Cupboard housing central heating combi boiler.

Lounge area 3.76m (12ft 4in) x 3.28m (10ft 9in) : PVCu double glazed windows to front and side aspects. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Beech effect floor.

Dining area 3.86m (12ft 8in) x 2.16m (7ft 1in) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Beech effect floor. Cupboard housing gas combi boiler).

KITCHEN 2.79m (9ft 2in) x 2.26m (7ft 5in) : PVCu double glazed windows to rear and side aspect. Range of beech effect fronted eye level and base units having roll edge formica preparation surfaces over with Stainless Steel single drainer sink unit inset. Built in brushed alloy four-ring gas hob with electric fan assisted oven/grill below and integrated extractor hood over. Integral fridge. Integral washer/dryer. Integrated dishwasher. Tiled to splashbacks. 13 Amp power points. Double panel central heating radiator. Slate effect tiled floor. Wall mounted gas combi boiler.

BEDROOM 1 REAR 2.95m (9ft 8in) widens to 3.66m (12ft 0in) x 3.05m (10ft 0in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.



Television aerial point. BT telephone point (subject to BT approval). Two recessed double wardrobes. Beech effect floor.

BEDROOM 2 FRONT 2.67m (8ft 9in) x 2.46m (8ft 1in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Beech effect floor.

BATHROOM : White suite comprising: low level w.c. pedestal wash hand basin and panelled bath with mains fed shower and shower screen over. Extractor fan. Double panel central heating radiator. Shaver point. Walls tiled to half height.

Outside : Two allocated parking spaces.

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: C

DIRECTIONS: SATNAV CW12 4FZ

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.

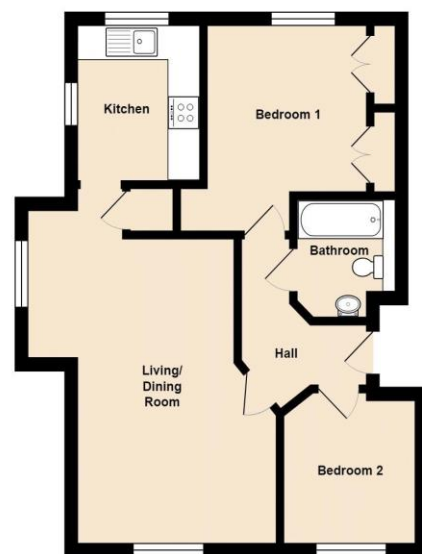
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

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



Second Floor
Total Area: 58.7 m²
All contents, positioning & measurements are approximate and for display purposes only

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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