



61a Lawton Street

Congleton, Cheshire CW12 1RU

Monthly Rental Of £350

(exclusive) + fees

- WELL PRESENTED MID FLOOR FLAT
- ONE BEDROOM
- CONVENIENT FOR CONGLETON TOWN CENTRE
- SORRY NO PETS, NO SMOKERS, NO DSS

TO LET (Unfurnished)

A well presented and modernised one bedroom apartment situated close to the town centre and all its amenities.

The accommodation briefly comprises: bedroom, lounge, bathroom and kitchen and is complimented with PVCu double glazing and gas central heating.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Front door to communal hall door to apartment.

LANDING : PVCu double glazed window. Double panel central heating radiator. Laminated floor. Doors to main rooms.

LOUNGE 12' 8" x 11' 0" (3.86m x 3.35m): PVCu double glazed window to both elevations. 13 Amp power points. Laminated floor. Television aerial point. Double panel central heating radiator. Door to:

BEDROOM 9' 2" x 6' 2" (2.79m x 1.88m): PVCu double glazed window. Laminated floor. Single panel central heating radiator.

BATHROOM 9' 2" x 4' 1" (2.79m x 1.24m): White suite comprising: low level W.C., panelled bath with electric shower and screen over. Fully tiled walls. Single panel central heating radiator. Timber effect lino floor. Extractor fan.

KITCHEN 9' 5" x 5' 10" (2.87m x 1.78m): PVCu double glazed window. Cupboard incorporating 'A' rated combi gas central heating boiler. White hi-gloss fitted base and eye level units with roll edge granite effect laminated surfaces. Single drainer stainless steel sink with mixer tap and electric hob and extractor over and oven below. Single panel central heating radiator. 13 Amp power points. Tiled splashbacks. Hotpoint washer dryer. Freestanding fridge/freezer. Lino floor.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: From our offices proceed along West Street turning right on to Antrobus Street and then left onto Mill Street. At the roundabout take the third exit on to Mountbatten Way and bear right at the traffic lights, bear left at the pelican crossing and

continue passed the Town Hall onto Lawton Street where the property will be found a little way up on the right hand side.

The sum of £175 (inc VAT) for the first applicant and £75 (inc VAT) for each applicant thereafter is required in order for us to hold the property and to obtain employer's reference and credit reference.

If the references are satisfactory, on the day the Lease is to be signed, we require the following:-

(a) One month's rent in advance in **cleared funds**.

(b) A deposit - equivalent to one month's rent, subject to a minimum deposit of £500, unless otherwise stated in **cleared funds**.

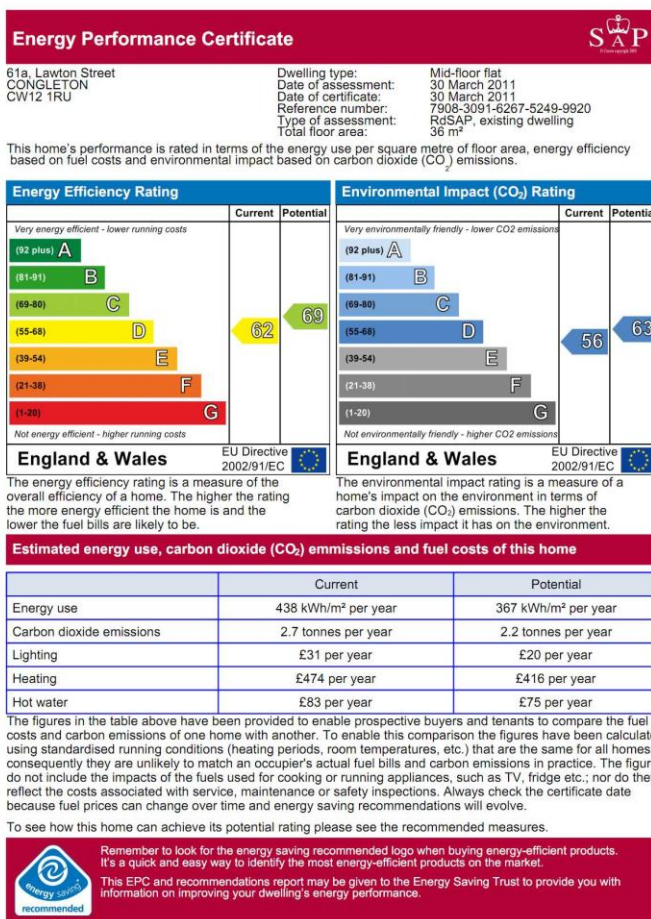
(c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of residency, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, providing the house is left in a clean and satisfactory condition with the gardens attended to, to be decided by the Landlord or his agent **TIMOTHY A BROWN**.

The tenant is to be responsible for the Council Tax charge attributable to the property.

WE REGRET NO PETS, NO SMOKERS, NO DSS

The Department for Communities and Local Government "How to Rent – The Checklist for renting in England" which can be downloaded at: arla.co.uk/info-guides/tenant-guides/how-to-rent-guide



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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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