

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



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.

Timothy a
brown



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
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www.timothyabrown.co.uk

24a High Street
Congleton, Cheshire CW12 1BD

Monthly Rental Of £850
(exclusive) + fees

- A DECEPTIVELY SPACIOUS AND LUXURIOUSLY APPOINTED TWO BEDROOMED MASONETTE
- LOW MAINTENANCE GARDEN
- LOCATED IN THE HEART OF CONGLETON TOWN CENTRE
- RENT INCLUDES THE SERVICES OF A GARDENER & WINDOW CLEANER

TO LET (Unfurnished)

A DECEPTIVELY SPACIOUS AND LUXURIOUSLY APPOINTED TWO BEDROOMED MAISONETTE WITH ITS OWN GARDENS LOCATED IN THE HEART OF CONGLETON TOWN CENTRE.

Private ground floor entrance to the first floor, which provides lounge/open plan kitchen, bedroom 2, main bathroom with separate shower, and utility. Second floor provides bedroom 1 with en suite shower room and study.

This two storey stunning maisonette has been converted providing a tasteful apartment, more likely to be found in the city, offering a fashionable and highly specified interior, located within the heart of the town centre, which offers its array of shops, bars and restaurants. The market town of Congleton is positioned such that it is possible to commute via the nearby M6 or by rail (the house being 1 mile from High Street to Congleton station) to Manchester, Liverpool or Leeds.

Offering stunning and quirky original features the apartment with its own private ground floor entrance offers a staircase to the main apartment with an open plan lounge and kitchen complete with hi-gloss units and an array of quality appliances, bedroom 2 and main bathroom with separate shower, and utility room. To the first floor is the main bedroom with its own en suite shower room and finally is the study/office.



Externally are its own low maintenance gardens with access onto Chapel Street car park behind.

N.B. The tenant of the flat has the sole use of the garden. The tenant of the shop and its staff (although not its customers) do have a legal right of way over the garden.

The accommodation briefly comprises
(all dimensions are approximate)

Ground Floor Entrance : Solid oak door with double glazed centre panel.

RECEPTION HALL : Single panel central heating radiator. Deep recessed store cupboard. Stairs to:

First floor :

LANDING : Single panel central heating radiator. Stairs to second floor.

LOUNGE/KITCHEN 7.47m (24ft 6in) x 3.81m (12ft 6in) max overall:

Kitchen Area 3.76m (12ft 4in) x 2.92m (9ft 7in) : Timber framed double glazed sash window to side aspect. Low voltage downlighters inset. Range of modern cream fronted eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4-ring halogen hob with matching electric oven/grill below and stainless steel extractor canopy hood over. Integrated dishwasher. Integrated fridge and freezer. Cream briquette tiles to splashbacks. Double panel central heating radiator. 13 Amp power points. Limestone effect tiled floor.

Lounge Area 3.81m (12ft 6in) x 3.68m (12ft 1in) : Two timber framed sash windows to front aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point.



BEDROOM 2 SIDE 3.78m (12ft 5in) x 2.44m (8ft 0in) : Timber framed double glazed sash window to side aspect. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM : Timber framed double glazed sash window to side aspect. Modern white suite comprising: low level w.c., pedestal wash hand basin and separate shower cubicle housing a mains fed shower. Chrome centrally heated towel radiator. Shaver point. Limestone effect wall and floor tiles.

UTILITY 2.26m (7ft 5in) x 1.78m (5ft 10in) : Timber framed window to side aspect. Marble effect preparation surfaces with stainless steel single drainer sink unit inset. Washing machine. Wall mounted Main combi central heating boiler. Limestone effect tiled floor.

Second floor :

BEDROOM 1 6.02m (19ft 9in) x 2.9m (9ft 6in) narrowing to 2.01m (6ft 7in): Timber framed double glazed windows to front and side aspects. Two single panel central heating radiators. 13 Amp power points. Large walk-in cupboard. Television aerial point.

EN SUITE : Velux roof light. Modern white suite comprising: low level w.c., pedestal wash hand basin and enclosed shower cubicle housing a mains fed shower. Chrome centrally heated towel radiator. Shaver point. Limestone effect wall and floor tiles.

SEPARATE STUDY/OFFICE 2.16m (7ft 1in) x 1.83m (6ft 0in) max: Timber framed double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval).

Outside :

REAR : Enclosed garden with raised golden shale borders and slate laid path. Steps up to rear gate with access onto Chapel Street car park. The tenant of the flat has the sole use of the garden. The tenant of the ground floor shop and its staff



(although not its customers) do have a legal right of way over the garden.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV: CW12 1BD

5/18/22, 10:17 AM

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

Energy performance certificate (EPC)

24a High Street CONGLETON CW12 1BD	Energy rating E	Valid until: 17 May 2032 Certificate number: 9135-3016-4205-2842-4300
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Property type
Top-floor maisonette

Total floor area
90 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/guidance/properties-to-let-energy-ratings>)
[Exemptions and guidance](#)

Energy efficiency rating for this property
This property's current energy rating is E. It has the potential to be D.
[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificates/9135-3016-4205-2842-4300>

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