

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

Energy performance certificate (EPC)

10/10/2024 10:00 AM

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Energy rating

C

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Property type

Ground-floor flat

Total floor area

58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/energy-ratings-for-rental-properties>

Total Area: 58.6 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

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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15 Westholme Close
Congleton, Cheshire CW12 4FZ

Monthly Rental Of £950
(exclusive) + fees

- MODERN GROUND FLOOR APARTMENT
- TWO WELL-PROPORTIONED BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- CONTEMPORARY FITTED KITCHEN
- STYLISH MODERN BATHROOM AND EN SUITE SHOWER ROOM
- TWO ALLOCATED PARKING SPACES
- ATTRACTIVE COMMUNAL GARDEN OUTLOOK
- WALKING DISTANCE TO TOWN AND ASTBURY MERE

A SUPERBLY PRESENTED TWO-BEDROOM TWO BATHROOM GROUND-FLOOR APARTMENT, ENJOYING A PEACEFUL CUL-DE-SAC POSITION WITHIN A HIGHLY REGARDED RESIDENTIAL DEVELOPMENT, COMPLETE WITH TWO ALLOCATED PARKING SPACES.

Occupying an enviable position within this popular and well-maintained development, this attractive modern ground-floor apartment offers bright, spacious and well presented accommodation, for those seeking a stylish, low-maintenance home in a convenient yet peaceful setting.

Enjoying a delightful outlook across the attractive communal gardens and landscaped grounds, the apartment provides a welcoming sense of space and tranquillity whilst remaining within easy reach of Congleton town centre and the picturesque Astbury Mere Country Park.

Internally, the accommodation is thoughtfully arranged and briefly comprises a welcoming entrance hallway, a bright and generously proportioned lounge/dining room providing an ideal space for both relaxing and entertaining, and a modern fitted kitchen. There are two well-proportioned bedrooms, including an excellent-sized principal double bedroom with en suite shower and a spacious second single bedroom,



ideal for use as a guest room, home office or additional bedroom. A contemporary bathroom completes the accommodation.

Further enhancing the appeal are gas-fired central heating, double-glazed windows throughout and, particularly noteworthy, two allocated parking spaces – a highly desirable and practical benefit rarely found with apartments of this nature.

The location is equally impressive, positioned within comfortable walking distance of Congleton's vibrant town centre, with its excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities. Nearby Astbury Mere Country Park provides a beautiful setting for leisurely walks, outdoor recreation and relaxation.

Congleton also benefits from excellent transport connections, including a mainline railway station, convenient access to the M6 motorway and Manchester Airport, together with the Congleton Link Road providing improved accessibility to neighbouring towns and the wider region. The stunning countryside of the Peak District National Park is also within easy reach.

Combining modern living, a peaceful residential setting and exceptional convenience, this delightful apartment presents a fantastic opportunity for tenants seeking a quality home in



one of Congleton's most desirable and accessible locations.

Early viewing is highly recommended.

The accommodation briefly comprises
(all dimensions are approximate)

COMMUNAL ENTRANCE : PVCu double glazed door. Door to:

PRIVATE FLAT ENTRANCE : Secure panelled door.

ENTRANCE HALL : Coving to ceiling. Single panel central heating radiator. Central heating thermostat. Recessed store cupboard.

LOUNGE 12' 0" x 12' 0" (3.65m x 3.65m): PVCu double glazed bay window to front aspect. Coving to ceiling. 13 Amp power points. Double and single panel central heating radiator.

DINING AREA 9' 0" x 7' 4" (2.74m x 2.23m): PVCu double glazed window to side aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Cupboard housing Powermax electric boiler.

KITCHEN 9' 3" x 7' 3" (2.82m x 2.21m): PVCu double glazed window to rear aspect. Beech effect laminate fronted eye level and base units having roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset with mixer tap. Built-in 4-ring gas hob with integrated extractor hood over and built-in electric oven/grill below. Integrated washer/dryer. Space for fridge. Tiled to splashbacks. 13 Amp power points. Double panel central heating radiator.

BATHROOM 7' 2" x 6' 4" (2.18m x 1.93m): Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath. Half tiled walls. Extractor fan. Single panel central heating radiator.

BEDROOM 1 REAR 9' 0" x 9' 0" (2.74m x 2.74m): PVCu double glazed window to rear aspect. Double panel central heating



radiator. 13 Amp power points. Two double built-in wardrobes. Recessed feature alcove.

EN SUITE 6' 0" x 6' 0" (1.83m x 1.83m): Modern white suite comprising: low level W.C., pedestal wash hand basin and enclosed shower cubicle with glass door and housing a mains fed shower. Single panel central heating radiator. Shaver point.

BEDROOM 2 FRONT 8' 5" x 8' 2" (2.56m x 2.49m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

OUTSIDE : Well maintained communal gardens. Two designated parking spaces.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4FZ

