



78a Lawton Street

Congleton, Cheshire CW12 1RS

Monthly Rental Of £675

(exclusive) + fees

- COSY WELL PRESENTED FIRST FLOOR FLAT
- TWO BEDROOMS
- GAS CENTRAL HEATING & PVCU DOUBLE GLAZING
- TOWN CENTRE LOCATION

TO LET (Unfurnished)

****A COSY, WELL PRESENTED FIRST FLOOR TWO BEDROOM FLAT****

Sitting room. Kitchen. Two bedrooms and bathroom. Gas central heating and double glazed throughout.

Literally within a 'stones' throw' of the town centre and its shops, bars and restaurants. The "award winning" Congleton Park is found close by which is a majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.

The town centre boasts a Marks and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists. With Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Panelled and glazed door to:

KITCHEN 2.57m (8ft 5in) x 2.18m (7ft 2in) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Range of beech effect fronted eye level and base units having roll edge formica preparation surface over with stainless steel single drainer sink unit inset. Electric cooker with extractor hood over. Space and plumbing for washing machine. Tiled to splashbacks. Wall mounted Vaillant combi-boiler. 13 Amp power points. Single panel central heating radiator.

INNER HALL : Single panel central heating radiator. Access to lounge.

SITTING ROOM 3.73m (12ft 3in) max x 3.71m (12ft 2in) : Timber framed sealed unit double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Cupboards housing gas and electric meters.

BEDROOM 1 REAR 2.77m (9ft 1in) max x 2.69m (8ft 10in) max: Timber framed sealed unit double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Built-in wardrobe, having mirrored sliding doors, hanging rail and shelf.

BEDROOM 2 REAR 2.64m (8ft 8in) x 2.39m (7ft 10in) into bulkhead recess: Hardwood double glazed window to side. Single panel central heating radiator. Two built-in wardrobes with bedhead recess.

BATHROOM : PVCu opaque double glazed window to side aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with chrome Victorian style bath/shower mixer. Low voltage downlighters inset. Single panel central heating radiator. Fully tiled walls.

SERVICES : All mains services are connected.

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: From our offices proceed along West Street turning right on to Antrobus Street and then left on to 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 towards the top on the left hand side clearly identified by our To Let board

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.

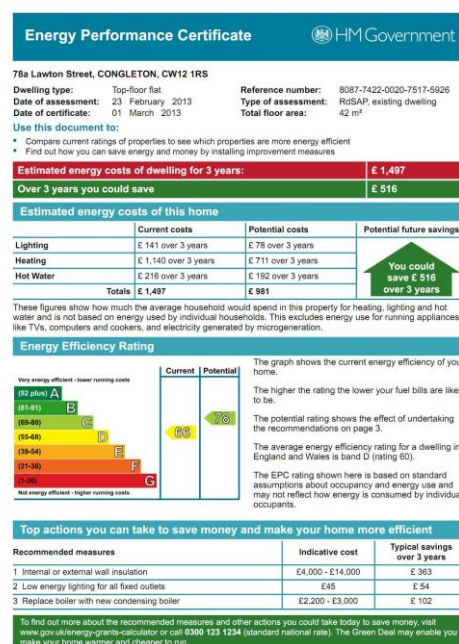
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)



Page 1 of 4

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 Fax: 01260 299280

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
brown

www.timothyabrown.co.uk