

Timothy a brown



21a West Street

Congleton, Cheshire CW12 1JN

Monthly Rental Of £700

(exclusive) + fees

- ATTRACTIVE & CONTEMPORARY MAISONETTE
- 3 BEDROOMS, 2 BATHROOMS
- OPEN PLAN DINING KITCHEN, IT AREA
- EXTREMELY ENERGY EFFICIENT
- PARKING SPACE FOR 1 CAR
- CLOSE TO TOWN CENTRE

TO LET (Unfurnished)

SPACIOUS FIRST FLOOR THREE BEDROOM DUPLEX MAISONETTE WITH PARKING SPACE.

Open plan dining kitchen, sitting room, three double bedrooms, en suite shower room, IT area and bathroom. Full PVCu double and triple glazing. Efficient electric central heating system. A light and airy home offering outstanding design and specification. EXTREMELY ENERGY EFFICIENT.

Located in the heart of Congleton town centre, which offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park.

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, and with the main railway station providing links to national rail networks.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : External staircase leading to the first floor private entrance. PVCu double glazed door to:

OPEN PLAN DINING KITCHEN 4.19m (13ft 9in) x 4.09m (13ft 5in) Maximum: PVCu double glazed windows to side and rear aspects. A range of modern cream fronted wall and base units having granite effect preparation surfaces over. One and a half bowl ceramic sink and drainer having mixer tap. Inset Bosch 4 ring electric hob having extractor hood over and stainless steel splashback. Built in Bosch electric oven and grill. Integrated fridge and dishwasher. Ceramic grey tiling to kitchen area and oak effect flooring to dining area. Single panel central heating radiator. Walk in cupboard having single wall unit and working surface with space

and plumbing for washing machine below. Wall mounted electric water heater and wall mounted electric boiler for central heating system.

OPEN PLAN DINING KITCHEN PHOTO :

INNER HALL : Wall mounted thermostat for bathroom. Under floor heating. Stairs to first floor. Doors to:

LOUNGE 5m (16ft 5in) x 3m (9ft 10in) Maximum: PVCu triple glazed window to front aspect. Single panel central heating radiator. Feature stone fireplace with wooden mantel. Exposed feature beam. Television aerial point. Built in understairs cupboard providing a large storage area.

BEDROOM 2 FRONT/DINING ROOM 3.86m (12ft 8in) x 2.74m (9ft 0in) : PVCu triple glazed window to front aspect. Single panel central heating radiator. Television aerial point.

BATHROOM : PVCu opaque double glazed window to side aspect. Granite effect splash boarding to half height. Three piece white suite comprising: low level w.c. having enclosed cistern, wash hand basin with mixer tap and cupboard below. 'P' shaped panel bath having mains fed shower over and glazed screen, with matching shower boarding. Extractor fan. Polished grey ceramic tiles with electric under floor heating.

First floor :

STAIRS & LANDING TO 2ND FLOOR : Opaque single glazed feature window at half height. Walk in store room / I.T. area (6ft 7in x 5ft 9in). 13 Amp power points and light.

BEDROOM 1 SIDE 3.91m (12ft 10in) Maximum x 2.62m (8ft 7in) Recessed headroom: PVCu double glazed window to side aspect. Single panel central heating radiator. Television aerial point. Built in wardrobe having hanging rail and light.

EN SUITE SHOWER ROOM : Modern white suite comprising: low level w.c., wash hand basin having mixer tap and enclosed shower cubicle with granite effect splash boarding housing a Triton electric shower. Extractor fan. Granite effect splash boarding to half height. Polished grey ceramic floor tiles with electric under floor heating.

BEDROOM 3 SIDE 2.77m (9ft 1in) x 2.69m (8ft 10in) Reduced headroom: PVCu double glazed window to side aspect. Single panel central heating radiator. Television aerial point.

Outside : Parking space for one car.



SERVICES : Water, drainage and electricity are connected (although not tested).

VIEWING : Strictly by appointment through the sole letting agent Timothy A Brown

LOCAL AUTHORITY: Cheshire East **TAX BAND:** A

DIRECTIONS: From our offices on foot proceed along West Street for approximately 100 metres where No 21a will be found on the right hand side.

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.

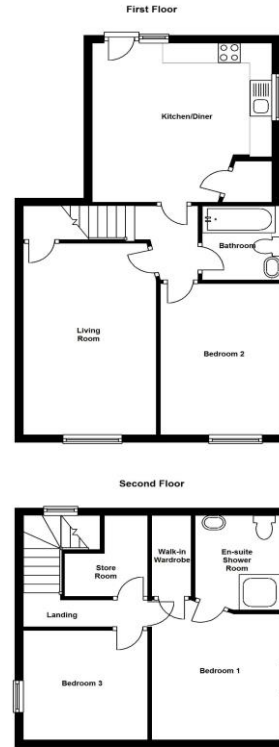
Pets: Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.

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)

Disclaimer
Timothy A Brown endeavoured 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.



Energy Performance Certificate

21a West Street, CONGLETON, CW12 1JN

Dwelling type: Top-floor maisonette Reference number: B444-2055-7499-9505-8981
Date of assessment: 05 November 2015 Type of assessment: RICSIP existing dwelling
Date of certificate: 14 November 2015 Total floor area: (3) m²

Use this document for:
• Compare current ratings of properties to see which properties are more energy efficient
• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,132
Over 3 years you could save:	£ 66

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 192 over 3 years	
Heating	£ 2,208 over 3 years	£ 2,259 over 3 years	
Hot Water	£ 615 over 3 years	£ 615 over 3 years	
Total	£ 3,132	£ 3,066	You could save £ 66 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. The maximum energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient: low energy bills	Current	Potential
A		
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Low energy lighting for all fixed outlets	£50	£ 69	

© The data were used by permission of HM Revenue and Customs. For more information on energy bills, visit www.direct.gov.uk/energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run. For more information, visit www.green-deal.co.uk.

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