

Timothy a brown



- MODERN SECOND FLOOR APARTMENT
- TWO BEDROOMS
- TWO BATHROOMS
- ALLOCATED PARKING SPACE
- CLOSE TO CONGLETON TOWN CENTRE

52 Mill Green

Congleton, Cheshire CW12 1JG

Monthly Rental Of £975

(exclusive) + fees

TO LET (Unfurnished)

A development of one and two bedroomed apartments built by the reputable Messrs Bovis Homes. Mill Green Park is in a highly desirable location where you can enjoy the many facilities offered by the locality, to include riverside walks, Congleton Park, together with being within easy walking distance of the Town Centre.

This particular second floor two bedroom apartment can be accessed via the main stairwell or lift and comes complete with full PVCu double glazing, central heating and designated parking space with the accommodation in brief comprises: entrance hall, lounge with french doors to Juliette balcony, kitchen fitted with appliances, two bedrooms, master with en-suite and bathroom.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE HALL : Coving to ceiling. Two single panel central heating radiator. Intercom handset. Full length store cupboard. Cupboard housing central heating boiler.

BATHROOM : Low voltage downlighters inset. White suite comprising: Panelled bath. Pedestal wash hand basin. Low level w.c. Half tiled walls. Wall mounted towel radiator. Shaver point.

BEDROOM 1 REAR : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 amp power points. Television aerial point. BT telephone point (subject to BT approval). Double fitted wardrobe.

EN-SUITE : Low voltage downlighters inset. White suite comprising: Enclosed shower cubicle housing mains fed shower. Pedestal wash hand basin. Low level W.C. Glazed finished tiles to splashbacks. Shaver point. Extractor fan.

BEDROOM 2 REAR : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 amp power points. Double fitted wardrobe.

LOUNGE : Coving to ceiling. Two double panel central heating radiators. 13 amp power points. Television aerial point. BT telephone point (subject to BT approval). French doors to Juliette balcony.

KITCHEN : Low voltage downlighters inset. Range of beech effect eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset.

Stainless steel four ring electric hob with double electric oven and grill below. Integral fridge, freezer, washer/dryer and dishwasher. 13 amp power points. Single panel central heating radiator. Tiled to splashbacks.

OUTSIDE : One designated parking space.

SERVICES : Mains electricity, water and drainage are connected.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 1JG

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.

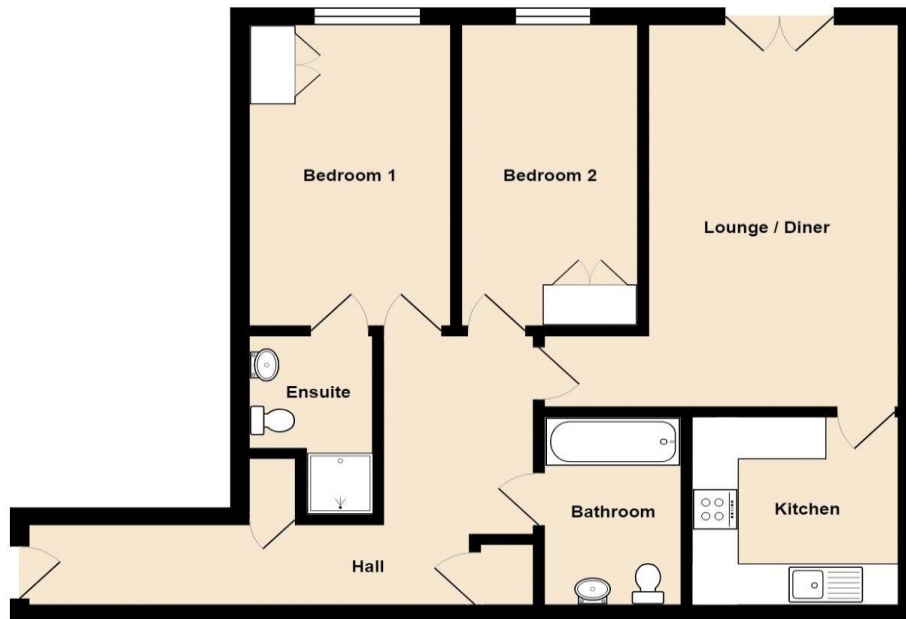
If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (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.

The Department for Communities and Local Government "How to Rent – Checklist for renting in England" which can be downloaded at:

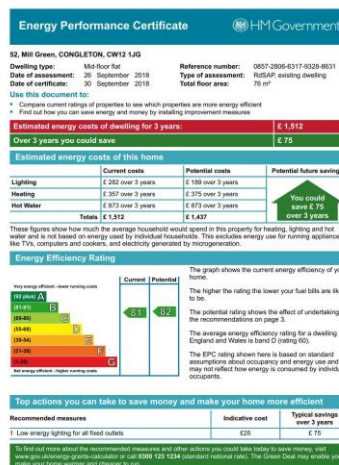
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf



Second Floor

Total Area: 76.4 m²

All contents, positioning & measurements are approximate and for display purposes only



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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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