



76 Lawton Street,
Congleton, Cheshire CW12 1RS

Monthly Rental Of £600
(exclusive) + fees

- CHARMING TOWN CENTRE APARTMENT
- OPEN PLAN STUDIO KITCHEN/LOUNGE
- ONE BEDROOM & SHOWER ROOM
- MAJORITY DOUBLE GLAZING & ELECTRIC HEATING
- WALKING DISTANCE TO BARS, RESTAURANTS & AMENITIES

TO LET (Unfurnished)

Charming Town Centre Apartment

This FRESHLY decorated and NEWLY carpeted one bedroom studio apartment, offering a convenient and comfortable lifestyle in the heart of Congleton.

Enjoy easy access to the town's shops, bars, restaurants, and the beautiful Congleton Park.

Key Features:

- **Prime Location:** Situated within walking distance of the town centre, offering a vibrant and convenient lifestyle.
- **Cosy Layout:** One bedroom, open plan studio kitchen/ lounge and shower room.
- **Modern Comforts:** Majority double glazing and electric heating for added comfort.

Don't miss this opportunity to rent this charming apartment in a convenient location.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

OPEN PLAN STUDIO KITCHEN :

Kitchenette 1' 9" x 5' 2" (0.53m x 1.57m): PVCu double glazed window to front aspect. Hi-gloss eye level and base units. Stainless steel single drainer sink unit inset. Electric water heater. Freestanding electric cooker. Metro tiles to splashbacks.

Lounge 11' 8" x 8' 9" (3.55m x 2.66m): Electric heater. 13 Amp power points.

SHOWER ROOM 7' 9" x 3' 9" (2.36m x 1.14m): Shower cubicle housing electric shower. Low level W.C. Pedestal wash hand basin. Electric heater.

BEDROOM 11' 7" x 7' 7" (3.53m x 2.31m): Timber framed sealed unit double glazed window to front aspect. Electric heater. 13 Amp power points.

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.

SERVICES : Mains electric, water and drainage are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV CW12 1RS

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.

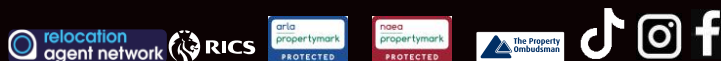
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

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)

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