

Timothy a brown



9 Dane Street

Congleton, Cheshire CW12 1JX

Monthly Rental Of £725

(exclusive) + fees

- MODERN TWO BEDROOM GROUND FLOOR APARTMENT
- PARKING FOR 1 CAR
- SMALL YARD
- GAS CENTRAL HEATING & DOUBLE GLAZING
- CONVENIENT FOR TOWN CENTRE & AMENITIES

TO LET (Unfurnished)

A FRESH AND CLEANLY PRESENTED UPDATED TWO BEDROOM GROUND FLOOR APARTMENT WITH SMALL YARD AND PARKING FOR ONE VEHICLE.

Entrance hall, lounge, kitchen, two double bedrooms and modern bathroom.

This particular ground floor apartment complemented with gas central heating and PVCu double glazed windows, forms a block of only three other apartments, located within the heart of Congleton allowing extremely convenient access to the town centre which offers an array of shops, bars and restaurants.

It is located close to the cricket ground and bowls club with the lawn tennis club just 200 metres away.

The accommodation briefly comprises

(all dimensions are approximate)

PVCu double glazed front door to :

HALL : Single panel central heating radiator with shelf over. Laminate floor.

LOUNGE 4.29m (14ft 1in) x 3.05m (10ft 0in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. TV aerial point. Wall mounted electric fire. Laminate floor.

KITCHEN 2.77m (9ft 1in) x 2.24m (7ft 4in) : PVCu double glazed window to front aspect. White high gloss modern fitted units comprising eye level and base units having timber preparation surfaces over with stainless steel single drainer sink unit inset. Tiled to splashbacks. Space and plumbing for washing machine. Space for fridge. Double panel central heating radiator. 13 Amp power points. Wall mounted combi-boiler. Tiled floor.

BEDROOM 1 REAR 3.05m (10ft 0in) x 3m (9ft 10in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Laminate floor.

BEDROOM 2 REAR 2.79m (9ft 2in) x 2.08m (6ft 10in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Laminate floor.

BATHROOM : PVCu double glazed window to side aspect. Shaver point. Modern white suite comprising: low level w.c., pedestal

wash hand basin and panelled bath with mixer shower with screen over. Single panel central heating radiator. Glazed white tiles to splashbacks. Fully tiled walls. Tiled floor.

Outside : Rear patio area (far right hand corner).

SERVICES : All main services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: From our office proceed along West Street taking the third turn on the right into Dane Street. The property will be 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)

8/3/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

6, Done Street, CONGLETON, CW12 1JX

Energy rating

C

Valid until: 23 September 2029

Certificate number: 8201-6200-6257-7928

Property type

Ground-floor flat

Total floor area

52 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rentals-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rentals-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92-101	A		
81-91	B		
69-80	C	71.6	73.6
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificates/8201-6200-6257-7928/summary>

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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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