Timothy a brown







10 Parkleigh,

11 Park Lane, Congleton,
Cheshire CW12 3DN

Monthly Rental Of £650

(exclusive) + fees

- ATTRACTIVE FIRST-FLOOR APARTMENT
- SPACIOUS DOUBLE BEDROOM
- GENEROUS SITTING ROOM
- MODERN FITTED KITCHEN
- SHOWERROOM WITH WHITE SUITE
- DESIGNATED OFF-ROAD PARKING SPACE
- ATTRACTIVE COMMUNAL GARDENS
- WALK TO TOWN CENTRE & RAILWAY STATION

TO LET (Unfurnished)

STYLISH FIRST-FLOOR APARTMENT WITH SPACIOUS ACCOMMODATION, ALLOCATED PARKING AND COMMUNAL GARDENS – WITHIN WALKING DISTANCE OF CONGLETON TOWN CENTRE AND RAILWAY STATION.

Enjoying a highly convenient position, this attractive and well-presented one-bedroom first-floor apartment offers an appealing combination of generously proportioned accommodation, modern comforts and easy, low-maintenance living. An inviting entrance hall provides access to the principal rooms, including a spacious sitting room, offering ample space for both relaxation and entertaining, and adjoining is a modern kitchen.

The generous double bedroom offers a comfortable retreat, complemented by a contemporary shower room fitted with a smart white suite.

Externally, the apartment benefits from its own designated parking space, together with access to attractive, well-maintained communal gardens.

The location is a particular highlight. Congleton's vibrant town centre is within easy walking distance, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. The picturesque Congleton Park and modern leisure centre are also nearby, while the railway station provides convenient connections to the wider rail network.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE VESTIBULE :

HALL : Intercom handset. Deep airing cupboard with lagged hot water cylinder.

LOUNGE 3.96m (13ft 0in) x 3.45m (11ft 4in) max: Two PVCu double glazed windows to rear aspect. 13 amp power points. Television aerial point. Wall mounted electric storage heater.

KITCHEN 2.69m (8ft 10in) x 1.75m (5ft 9in) : Range of Beech effect laminate fronted eye level and base units having roll edge formica preparation surface over with Stainless Steel single drainer sink unit inset. Built-in four ring ceramic hob and electric oven/grill below with extractor hood over. Space for fridge. Space and plumbing for washing machine. Tiled to splashbacks. 13 amp power points. Under unit fan heater.

BEDROOM 1 REAR 3.45m (11ft 4in) x 2.67m (8ft 9in) : PVCu double glazed window to rear aspect. 13 amp power points. Wall mounted electric storage heater.

SHOWER ROOM 1.8m (5ft 11in) x 1.78m (5ft 10in) : White suite comprising: Fully enclosed shower cubicle housing electric shower unit and having folding shower door. Pedestal wash hand basin. Low level w.c. Fully tiled walls. Extractor fan. Wall mounted electric convector heater.

SERVICES : Mains electricity, water and drainage are connected.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 3DN





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:-

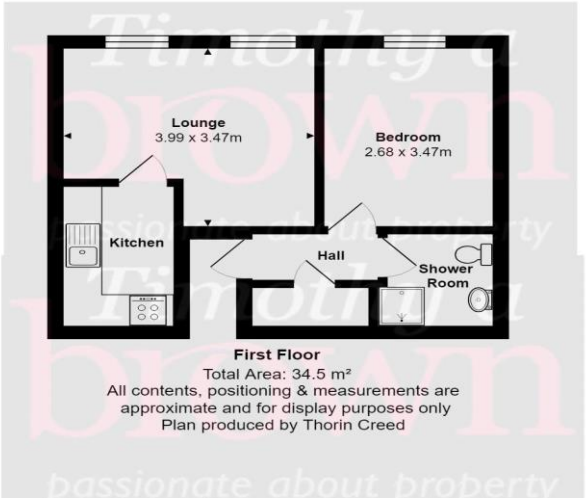
(a) One month's rent in advance in **cleared funds** (less the amount of the holding deposit).

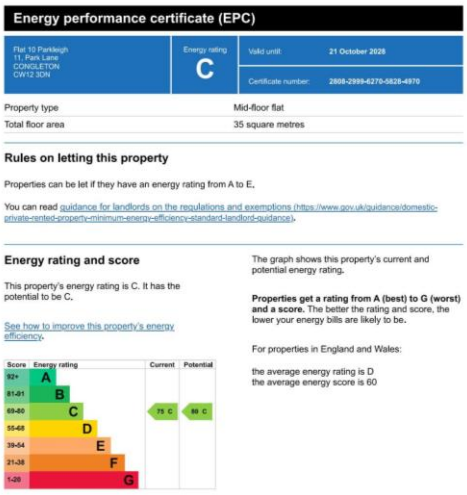
(b) A security deposit – equivalent to **five weeks rent** in **cleared funds.** This covers damages or defaults on the part of the tenant during the tenancy.

(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




Energy performance certificate (EPC)

Flat 10 Parkleigh
11, Park Lane
CONGLETON
CW12 3DN

Energy rating: C

Valid until: 21 October 2026

Certificate number: 2808-2999-6270-5828-4970

Property type	Mid-floor flat
Total floor area	35 square metres

Rules on letting this property

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

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

See how to improve this property's energy efficiency.

Score | Energy rating | Current | Potential
92+ A
81-91 B
69-80 C — 75 C — 80 C
55-68 D
39-54 E
21-38 F
1-20 G

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

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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www.timothyabrown.co.uk