

Timothy a brown



Energy performance certificate (EPC)	
1 Colehill Bank Congleton CW12 3AD	Valid until: 30 November 2027
Energy rating: C	CO ₂ emissions: 87% (kWh/m ² /year)
Property type: Mid-floor flat	Total floor area: 57 square metres
<p>Rules on letting this property</p> <p>Properties can be let if they have an energy rating from A to E.</p> <p>You can read guidance for landlords on the regulations and exemptions from https://www.gov.uk/government/topics/private-rental-properties</p>	
<p>Energy rating and score</p> <p>This property's energy rating is C. It has the potential to be C.</p> <p>See how to improve this property's energy efficiency</p>	
<p>The graph shows this property's current and potential energy rating.</p>	<p>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.</p> <p>For properties in England and Wales: the average energy rating is D and the average energy score is 50.</p>

3 Colehill Bank,
Congleton, Cheshire CW12 3AD

Monthly Rental Of £695
(exclusive) + fees

- CHARACTERFUL 1-BED APARTMENT CLOSE TO TOWN CENTRE
- SPACIOUS L-SHAPED LOUNGE
- GENEROUS DOUBLE BEDROOM
- MODERN BREAKFAST KITCHEN
- SHORT STROLL INTO TOWN CENTRE, LEISURE CENTRE & CONGLETON PARK
- WALKING DISTANCE TO TRAIN STATION

TO LET (Unfurnished)

A Characterful One Bedroom Apartment in a Historic Converted Mill – Just Moments from Congleton Town Centre.

Occupying a convenient position within an attractive converted mill, this charming one-bedroom apartment perfectly blends character, comfort and convenience. Offering well-proportioned accommodation throughout, this is an excellent opportunity for those looking to enjoy a low-maintenance lifestyle in one of Congleton's most accessible locations.

The apartment is entered via a private entrance leading into a spacious L-shaped lounge, flooded with natural light from two large front-facing windows, creating an inviting living and entertaining space. The generous double bedroom enjoys dual aspect windows, providing a bright and airy feel throughout the day.

The breakfast kitchen is fitted with a modern range of units complemented by contrasting work surfaces and incorporates an electric hob, oven and extractor hood, together with plumbing for a washing machine and space for under-counter appliances, offering a practical yet stylish environment for everyday living.

Completing the accommodation is a contemporary shower room fitted with a white suite comprising a corner shower enclosure with

mains-fed shower, wash hand basin, low-level WC and a chrome heated towel radiator.

The property's location is undoubtedly one of its greatest attributes. You will be hard pressed to find a home positioned in such a practical setting, with an excellent array of amenities quite literally on the doorstep. Congleton town centre is just a couple of minutes' walk away, offering an ever-growing selection of independent shops, cafés, bars and restaurants, together with everyday conveniences including Marks & Spencer Simply Food, Tesco, butchers, florists, pharmacies, doctors and dentists.

For those who enjoy the outdoors, the award-winning Congleton Park is just a short stroll away. This beautiful green space offers children's play areas and open playing fields, and equally close by is the recently opened multi million pound leisure centre

Commuters are equally well catered for, with Congleton Railway Station within comfortable walking distance, providing regular services to Manchester, Stoke-on-Trent and direct connections to London. The M6 motorway and Manchester Airport are also readily accessible, making this an ideal base for those travelling further afield.



Combining the character of a historic mill conversion with modern comforts and an exceptionally convenient location, this superb apartment offers an excellent lifestyle opportunity and early viewing is highly recommended.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Composite panelled door to:

L-SHAPED LOUNGE 16' 0" x 14' 8" (4.87m x 4.47m): Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points. Cupboard housing Vokèra gas central heating boiler.

BEDROOM 12' 2" x 10' 2" (3.71m x 3.10m): Dual aspect PVCu double glazed windows. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 7' 5" x 5' 4" (2.26m x 1.62m): White suite comprising: Low level W.C., pedestal wash hand basin and corner shower enclosure with mains fed shower. Chrome centrally heated towel radiator. Tiled floor.

BREAKFAST KITCHEN 10' 0" x 10' 0" (3.05m x 3.05m): PVCu double glazed window to front aspect. Single panel central heating radiator. Modern fronted base units having grey wood effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4-ring electric hob with stainless steel extractor hood over and electric oven/grill below. Space and plumbing for washing machine. Space for under counter fridge and freezer. Tiled floor.

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

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

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

DIRECTIONS: SATNAV CW12 3AD

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.

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)

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

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www.timothyabrown.co.uk