Timothy a brown

BRITISH PROPERTY AWARDS 2024 - 2025 ★★★★★ GOLD WINNER LETTING AGENT IN CONGLETON

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Flat 6 The Silk Mills,

Stonehouse Green, Congleton,
Cheshire CW12 1FR

Monthly Rental Of £950

(exclusive) + fees

- STYLISH TWO BEDROOM APARTMENT
- SPACIOUS OPEN PLAN LIVING/DINING KITCHEN
- CONTEMPORARY KITCHEN WITH NEFF APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- PRIVATE BALCONY WITH PLEASANT OUTLOOK
- SECURE GATED RESIDENTS' PARKING SPACE FOR ONE CAR
- WALKING DISTANCE TO CONGLETON TOWN CENTRE
- CLOSE TO AWARD-WINNING CONGLETON PARK

A STYLISH AND CONTEMPORARY TWO BEDROOM, TWO BATHROOM APARTMENT OFFERING SPACIOUS OPEN PLAN LIVING, A PRIVATE BALCONY AND SECURE GATED RESIDENTS' PARKING SPACE FOR ONE CAR. ENJOYING A SUPERB TOWN CENTRE LOCATION, JUST A SHORT STROLL FROM THE BEAUTIFUL, AWARD-WINNING CONGLETON PARK.

This apartment offers a wonderful combination of contemporary styling, spacious accommodation and an enviable location, making it an ideal choice for those seeking modern, low-maintenance living within easy reach of Congleton's vibrant town centre. The accommodation is thoughtfully arranged and briefly comprises a welcoming reception hall, a generously proportioned open plan lounge, dining and kitchen area, creating a bright and sociable space perfectly suited to both everyday living and entertaining. The fashionable fitted kitchen is complemented by an excellent range of integrated NEFF appliances, combining sleek design with everyday practicality. There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en suite shower room, whilst a separate contemporary bathroom serves the remainder of the accommodation.

A particular feature is the private balcony, providing a delightful outdoor space from which to relax and enjoy the surroundings. The apartment also enjoys an attractive outlook towards the feeder brook leading to the River Dane, adding a pleasing sense of tranquillity despite its central position.

Further advantages include double glazing, full heating and economical running costs, together with the considerable benefit of secure residents' parking space for one car accessed via electric gates, offering both convenience and peace of mind.

One of the property's most appealing features is undoubtedly its superb location, perfectly positioned within easy walking distance of Congleton's vibrant town centre, with its excellent selection of independent shops, cafés, restaurants and everyday amenities. Just a short stroll away lies the picturesque, award-winning Congleton Park, offering beautifully maintained gardens, attractive green spaces and delightful opportunities for leisurely walks and outdoor recreation. The nearby leisure centre and excellent road connections add further convenience, making this an enviable setting that combines the benefits of town centre living with the tranquillity of a pleasantly tucked-away residential location.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALL : Video intercom. Electric heater. Hardwood floor.

OPEN PLAN KITCHEN & LOUNGE :

LOUNGE AREA 13' 9'' x 12' 9'' (4.19m x 3.88m): PVCu double glazed window to front aspect. Two electric heaters. Hardwood





floor. 13 Amp power points. BT telephone point. PVCu double glazed door giving access to front balcony.

KITCHEN AREA 13' 1'' x 6' 5'' (3.98m x 1.95m) maximum: PVCu double glazed window to rear aspect. Range of high gloss wall, base and drawer units with granite work surfaces incorporating a stainless steel sink with tiled splashback. Built-in appliances include a double oven, Neff microwave, 4-ring ceramic hob with extractor fan over, dishwasher and washing machine. Hardwood floor.

BEDROOM 1 REAR 11' 0'' x 10' 5'' (3.35m x 3.17m): Two PVCu double glazed windows to rear aspect. Electric heater. 13 Amp power points. Airing cupboard housing hot water heater.

EN SUITE : White suite comprising W.C. with concealed cistern, wall mounted hand basin and single shower cubicle with mains fed shower. PVCu opaque double glazed window to rear elevation. Ladder style electrically heated towel rail. Fully tiled walls and floor.

BEDROOM 2 FRONT 7' 0'' x 7' 2'' (2.13m x 2.18m): PVCu double glazed window to front aspect. Electric heater. 13 Amp power points.

BATHROOM : White suite comprising W.C. with concealed cistern, wall mounted wash hand basin and panelled bath with mains fed shower over. Fully tiled walls and floor. Ladder style electrically heated towel radiator.

OUTSIDE : Secure parking space for one car set behind automated electronic entrance gate.

SERVICES : Mains electric and water are connected.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 1FR

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

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.

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

Timothy a brown
www.timothyabrown.co.uk