



## 78 Lawton Street

Congleton, Cheshire CW12 1RS

**Monthly Rental Of £650**

(exclusive) + fees

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- PVCU DOUBLE GLAZING AND GAS CENTRAL HEATING
- SITUATED CLOSE TO CONGLETON TOWN CENTRE & THE AWARD WINNING PARK & MULTI MILLION POUND LEISURE CENTRE

## TO LET (Unfurnished)

### \*\*Charming Town Centre Apartment\*\*

This two-bedroom apartment offers 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.

**Traditional Charm:** This apartment features classic design elements combined with modern amenities.

**Spacious Layout:** Two bedrooms, a fitted kitchen, a bathroom, and living room.

**Modern Comforts:** Majority double glazing and gas central heating for added comfort.

Don't miss this opportunity to rent a charming and well-maintained apartment in a desirable location.

#### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE VESTIBULE :** Timber panelled door to:

**LOUNGE** 3.66m (12ft 0in) x 3.4m (11ft 2in) : Timber framed sealed unit double glazed window to front aspect. Exposed



beams to ceiling. Double panel central heating radiator. 13 Amp power points. Door to:

**HALL :** Single panel central heating radiator. Doors to:

**BEDROOM 1** 8' 10" x 8' 8" (2.69m x 2.64m): PVCu double glazed window to rear aspect. Exposed beam to ceiling. Double panel central heating radiator. 13 Amp power points. Television aerial point. Full length mirrored wardrobes with sliding doors.

**KITCHEN** 9' 1" x 5' 0" (2.77m x 1.52m): Low voltage downlighters inset. Range of oak effect front eye level and base units having roll edge formica preparation surface over with stainless steel single drainer sink unit inset. Electric cooker with extractor hood over. Space and plumbing for washing machine. Tiled to splashbacks. Wall mounted Glowworm combi boiler. 13 Amp power points. Single panel central heating radiator. Access to rear lobby with timber panelled door with glazed window to rear. Doors to:

**BEDROOM 2/DINING ROOM** 8' 4" x 8' 0" (2.54m x 2.44m): Exposed beams to ceiling. Double panel central heating radiator. 13 Amp power points. Two fitted wardrobes.

**BATHROOM** 5' 6" x 5' 6" (1.68m x 1.68m): White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mixer shower above. Fully tiled walls. Double panel central heating radiator. Extractor fan. Tiled floor as laid.

**SERVICES :** All mains services are connected.

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

**LOCAL AUTHORITY:** Cheshire East Council

**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.

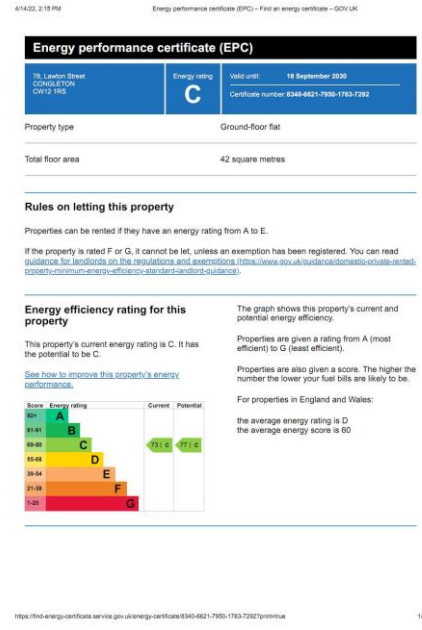
If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (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)



**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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