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
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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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www.timothyabrown.co.uk









36 Trinity Court

Henshall Hall Drive, Congleton,
Cheshire CW12 3TA

Monthly Rental Of £695

(exclusive) + fees

- SOUGHT-AFTER HENSHALL DEVELOPMENT
- ATTRACTIVE SECOND-FLOOR APARTMENT
- DELIGHTFUL COMMUNAL GARDEN VIEWS
- SPACIOUS LOUNGE/DINING ROOM
- WELL-PLANNED KITCHEN AND DOUBLE BEDROOM
- RECENTLY REDECORATED WITH SOME NEW CARPETS
- WALKING DISTANCE TO SHOPS AND RAILWAY STATION
- CLOSE TO MACCLESFIELD CANAL AND BIDDULPH VALLEY WAY

TO LET (Unfurnished)

WELL PRESENTED SECOND FLOOR APARTMENT • DELIGHTFUL COMMUNAL GARDEN VIEWS • CONVENIENT FOR RAILWAY STATION, SHOPS & CANAL • POPULAR RESIDENTIAL DEVELOPMENT.

A delightful one-bedroom apartment offering comfortable, low-maintenance living in a peaceful and highly convenient location, within the sought-after Henshall Development in Congleton.

Enjoying an attractive second-floor position with lovely elevated views across the maintained communal gardens, this appealing apartment provides a welcoming retreat, perfectly suited to an individual or couple seeking a comfortable home with excellent local amenities and transport connections close at hand.

At the heart of the apartment is a light and airy lounge/dining room, providing a comfortable space in which to relax or entertain. The well-planned kitchen offers practical everyday convenience, whilst the generously proportioned double bedroom provides a peaceful and restful setting. A bathroom completes the accommodation.

The Henshall Hall Development is particularly well regarded for its attractive surroundings, established communal gardens and pleasant residential atmosphere, offering residents an appealing combination of tranquillity and convenience.

The location is a real highlight. Within easy walking distance are Hightown's local shops, amenities and Congleton's mainline railway station, making this an excellent choice for those commuting to Manchester, Stoke-on-Trent and beyond.

For those who enjoy the outdoors, the nearby Macclesfield Canal and picturesque Biddulph Valley Way provide wonderful opportunities for walking, cycling and enjoying the surrounding countryside.

A selection of popular pubs, cafés and eateries are also conveniently close by.

Congleton town centre is readily accessible, whilst excellent road connections, including the M6 motorway at Junctions 17 and 18, provide convenient access throughout the wider region.

Combining a peaceful garden outlook, well-presented accommodation and an exceptionally convenient setting, this charming apartment represents an excellent opportunity to enjoy relaxed, easy-to-maintain living in one of Congleton's established residential developments.

Early viewing is highly recommended.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Entrance door. Intercom. Access to roof space.

LOUNGE 15' 7'' x 11' 6'' (4.75m x 3.50m): PVCu double glazed bay window to front aspect. Coving to ceiling. Dado rail. Wall mounted electric room heater. 13 Amp power points.

KITCHEN 9' 9'' x 7' 0'' (2.97m x 2.13m): PVCu double glazed window to side aspect. Fitted with a range of attractive eye level units, with under pelmet lighting, and base units having wood block effect preparation surfaces over. including breakfast bar, having circular stainless steel sink unit inset with mixer tap. Bush slot0in electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. 13 Amp power points.

BEDROOM FRONT 10' 1'' x 9' 4'' (3.07m x 2.84m): PVCu double glazed window to front aspect. Wall mounted electric room heater. 13 Amp power points.

ANTI SPACE : Built-in cupboard housing hot water cylinder. PVCu opaque double glazed window to front aspect.

BATHROOM 6' 9'' x 6' 5'' (2.06m x 1.95m): PVCu opaque double glazed window to front aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath having Triton electric shower and glazed shower screen over. Ladder style heated towel rail. Majority tiled to walls. Shaver point. Extractor fan.

OUTSIDE : Communal parking and gardens.

SERVICES : Mains electricity, water and drainage are connected.

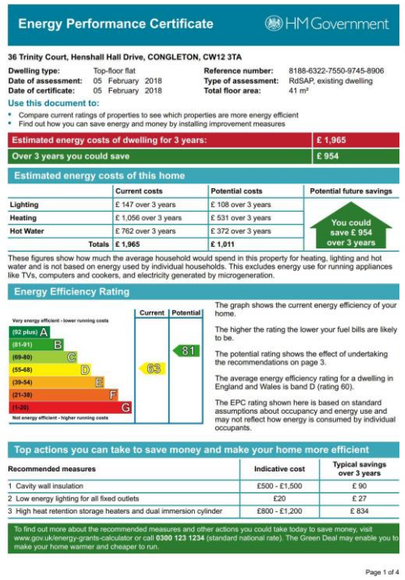
AGENTS NOTE : Freeholder Clause to all Leaseholders and Sub-Lessees NOT TO USE the Flat nor permit the same to be used for any purpose whatsoever other than as a private dwelling house in the occupation of one family (that is a parent or parents and his, her or their child or children). If the flat shall be constructed with one bedroom only, not to allow more than two persons to reside there at any one time.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 3TA



Energy Performance Certificate — HM Government

36 Trinity Court, Henshall Hall Drive, CONGLETON, CW12 3TA

Dwelling type:	Top-floor flat	**Reference number:**	8188-6322-7550-9745-8906
Date of assessment:	05 February 2018	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	05 February 2018	**Total floor area:**	41 m²

Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,965
Over 3 years you could save	£ 954

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 108 over 3 years	You could save £ 954 over 3 years
Heating	£ 1,056 over 3 years	£ 531 over 3 years	
Hot Water	£ 762 over 3 years	£ 372 over 3 years	
Totals	£ 1,965	£ 1,011	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 90
2 Low energy lighting for all fixed outlets	£20	£ 27
3 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 834

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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