

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:-

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

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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Timothy a brown

www.timothyabrown.co.uk

2 Bollington House,
Canal Road, Congleton,
Cheshire CW12 3AP

Monthly Rental Of £900
(exclusive) + fees

- MODERN 2 BEDROOM GROUND FLOOR APARTMENT
- 2 BATHROOMS
- MODERN OPEN PLAN DINING KITCHEN
- ALLOCATED PARKING SPACE
- WITHIN WALKING DISTANCE OF THE TOWN CENTRE & TRAIN STATION

TO LET (Unfurnished)

MODERN & SUPERBLY LOCATED – A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT CLOSE TO CONGLETON TOWN CENTRE, RAILWAY STATION & MACCLESFIELD CANAL

An unconventional pad with plenty to offer! This stylish and contemporary two double bedroom ground floor apartment combines clean lines, a modern interior and an exceptionally convenient location – ideal for professionals, commuters or anyone wanting town living with countryside and canalside walks quite literally on the doorstep.

Originally the show apartment, the property forms part of a small and distinctive mixed development of apartments and duplexes and enjoys a fantastic position within approximately ten minutes' walk of Congleton Railway Station and around 10–15 minutes' walk of the town centre. Even closer to home are two popular public houses and a convenience store, while the Macclesfield Canal runs directly behind the development, providing immediate access to attractive waterside walks.

Internally, the accommodation is smart and well presented, beginning with a private, newly carpeted reception hall and leading to two generous, newly carpeted double bedrooms, with the principal bedroom enjoying its own en-suite



shower room, together with a separate contemporary bathroom.

The heart of the apartment is the impressive open-plan lounge, dining and kitchen area, creating a sociable and versatile living space. The modern kitchen is fitted with sleek cream high-gloss units and an excellent range of integrated appliances including oven, hob, fridge, freezer, washer and dishwasher.

Further benefits include full double glazing, electric heating, and allocated residents' parking.

The accommodation briefly comprises
(all dimensions are approximate)

MAIN ENTRANCE : Hardwood door to:

HALL : Dimplex wall mounted electric radiator. Built in cupboard housing hot water cylinder having slatted shelves. Door to:

LIVING/DINING KITCHEN 5.61m (18ft 5in) x 4.01m (13ft 2in) Maximum: Two timber framed double glazed windows to front aspect. Two dimplex wall mounted electric radiators. Telephone entry system. Television aerial point. Three glazed wall lights. Range of cream laminated fronted wall and base units having grey granite effect working surfaces over. Inset stainless steel sink having mixer tap. Inset 4-ring Halogen hob having electric oven below and extractor fan over. Integrated dishwasher. Integrated washing machine. Integrated fridge and freezer. Wooden flooring.



BEDROOM 1 REAR 4.14m (13ft 7in) Maximum x 2.95m (9ft 8in) Plus door recess: Timber framed double glazed window to rear aspect. Dimplex wall mounted electric radiator. Television aerial point. BT telephone point (subject to BT approval). Two glazed wall lights.

En suite shower room : Ceramic tiled floor. Half tiled walls. Suite comprising: low level W.C., pedestal wash basin, enclosed shower cubicle having mains fed shower unit. Chrome ladder style heated towel rail. Shaver point. Extractor fan.

BEDROOM 2 REAR 2.77m (9ft 1in) x 2.57m (8ft 5in) : Timber framed double glazed window to rear aspect. Television aerial point. BT Telephone point (subject to BT approval). Dimplex wall mounted electric radiator. Two glazed wall lights.

BATHROOM : Ceramic tiled floor. Half tiled walls. Suite comprising: low level W.C., pedestal wash basin and panelled bath having main fed shower unit over with glazed shower screen. Chrome ladder style heated towel rail. Shaver point. Extractor fan.

Outside : One allocated parking space.

SERVICES : Mains electricity, water and drainage are connected.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 3AP



Energy performance certificate (EPC)

2 Bollington House
Canal Road
CONGLETON
CW12 3AP

Energy rating
D

Valid until:
2 August 2033
Certificate number:
6237-7828-2200-0437-8206

Property type
Ground-floor maisonette

Total floor area
55 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	82 B
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

Ground Floor

Total area: approx. 54.8 sq. metres (589.6 sq. feet)

All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents.
Plan produced using PlanUp.

www.timothyabrown.co.uk

Passionate about property