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

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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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









12 Fairfax Close

Biddulph, Stoke On Trent,
Staffordshire ST8 6ER

Monthly Rental Of £650

(exclusive) + fees

- MODERN PURPOSE-BUILT SECOND-FLOOR APARTMENT
- ONE WELL-PROPORTIONED DOUBLE BEDROOM
- BRIGHT LOUNGE WITH ATTRACTIVE BAY WINDOW
- SEPARATE FITTED DINING KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- PVCU DOUBLE GLAZING AND ELECTRIC HEATING
- CONVENIENT CAR PARKING FACILITIES

TO LET (Unfurnished)

A WELL-PRESENTED, MODERN ONE-BEDROOM SECOND-FLOOR APARTMENT, CONVENIENTLY LOCATED WITHIN EASY REACH OF BIDDULPH TOWN CENTRE, BENEFITING FROM BRIGHT, WELL-PROPORTIONED ACCOMMODATION AND RESIDENTS' PARKING.

An excellent opportunity to rent this attractive, purpose-built second-floor apartment, ideally positioned within easy reach of Biddulph town centre and its excellent range of everyday amenities.

Offering comfortable, practical and easily maintained accommodation, the property is perfectly suited to a single or couples seeking a conveniently located home.

The apartment enjoys a particularly light and airy feel, enhanced by PVCu double-glazed windows throughout, including an attractive bay window to the lounge which, together with an additional side window, allows an abundance of natural light to fill the living space.

The well-planned accommodation begins with a welcoming entrance hall, complete with an intercom entry system and useful airing cupboard. The generously proportioned lounge provides an inviting space for relaxation, whilst the separate dining kitchen offers ample room for everyday dining and is fitted with a range of beech-effect units, contrasting work surfaces, an integrated electric oven, four-ring hob and extractor hood, together with provision for a washing machine and fridge.



The apartment further benefits from a comfortable double bedroom and a well-appointed bathroom featuring a modern white suite, comprising a panelled bath with shower over, pedestal wash hand basin and WC.

Additional features include full PVCu double glazing, electric heating and the convenience of car parking, making this an appealing, low-maintenance home in an accessible location.

The location is equally attractive. Biddulph town centre is close at hand, offering a comprehensive selection of shops, supermarkets, cafés and essential services, including Sainsbury's, ALDI, doctors and dentists.

For those commuting further afield, Congleton Railway Station is approximately 2.5 miles away, providing access to the national rail network, whilst Congleton offers convenient onward road connections towards the M6 motorway. Stoke-on-Trent, approximately seven miles to the south, provides an extensive choice of shopping destinations, leisure facilities and retail parks.

An ideal opportunity for those seeking modern, easily maintained accommodation in a highly convenient location. Early viewing is recommended.

The accommodation briefly comprises
(all dimensions are approximate)

HALL : Wall mounted electric storage heater. 13 Amp power points. Intercom handset. Airing cupboard with hot water cylinder.

LOUNGE : PVCu double glazed bay window to front aspect and PVCu double glazed window to side aspect. 13 Amp power points. Wall mounted electric storage heater. Television aerial point.

DINING KITCHEN : PVCu double glazed window to side aspect. Range of beech effect fronted eye level and base units having granite effect roll edge formica preparation surface over with stainless steel single drainer sink unit inset. Built-in 4-ring stainless steel electric hob with matching fan assisted electric oven and grill below with extractor hood over. Space and plumbing for washing machine. Space for fridge. Tiled to splashbacks. 13 Amp power points.

BEDROOM FRONT : PVCu double glazed window to front aspect. Wall mounted convector heater. 13 Amp power points.

BATHROOM : White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mains fed shower over. Tiled to splashbacks. Wall mounted convector heater. Extractor fan.

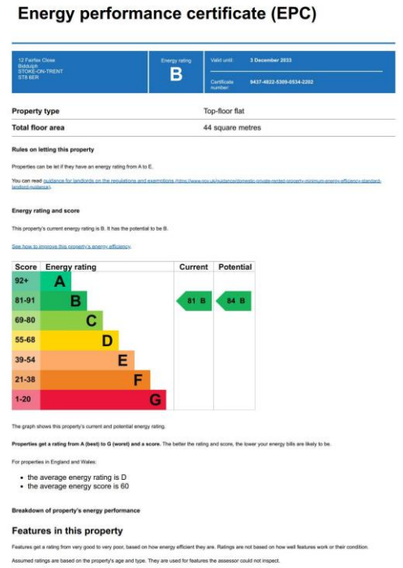
SERVICES : Mains electricity, water and drainage are connected.

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

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: A

DIRECTIONS: SATNAV: ST8 6ER



Energy performance certificate (EPC)

12 Fairfax Close Biddulph STOKE-ON-TRENT ST8 6ER	Energy rating **B**	Valid until:	3 December 2033
		Certificate number:	9437-4822-5369-0534-2282

Property type	Top-floor flat
Total floor area	44 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).

Energy rating and score

This property's current energy rating is B. 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	81 B	84 B
69-80	C		
55-68	D		
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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.