

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
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

36a Rood Hill
Congleton, Cheshire CW12 1LQ

Monthly Rental Of £595
(exclusive) + fees

- SPACIOUS GROUND FLOOR APARTMENT WITHIN A DETACHED PROPERTY
- ONE OF ONLY THREE APARTMENTS IN THE BUILDING
- PRIVATE REAR OFF-ROAD PARKING
- LARGE LOUNGE AND SPACIOUS DOUBLE BEDROOM
- DINING KITCHEN AND BATHROOM
- SHORT WALK TO CONGLETON TOWN CENTRE AMENITIES
- CLOSE TO CONGLETON PARK AND ASTBURY MERE COUNTRY PARK

TO LET (Unfurnished)

Situated in a highly convenient and sought-after location, this spacious ground floor apartment forms part of an attractive detached property containing just three apartments in total, and benefits from private rear off-road parking and residents outside space.

The accommodation offers comfortable living, featuring a modern low-energy boiler, a generous lounge, spacious double bedroom, modern bathroom, and a dining kitchen.

Perfectly positioned just a short stroll from Congleton town centre, residents can enjoy immediate access to an excellent selection of shops, cafés, bars, and restaurants. The award-winning Congleton Park is quite literally at the end of the road, providing stunning open green space, children's play areas, sports fields, and the popular café within the park.

Congleton offers an exceptional blend of lifestyle, leisure, and community amenities, with highly regarded schools, independent boutiques, regular markets, craft fairs, and a thriving cultural scene including the Daneside Theatre and the renowned Jazz & Blues Festival. For outdoor enthusiasts, Astbury Mere Country Park is close by, while the town's retail park provides everyday convenience with stores including Marks & Spencer Simply

Food, Boots, Tesco, and a wide range of local independent retailers and essential services.

The accommodation briefly comprises
(all dimensions are approximate)

REAR ENTRANCE 0: PVCu double glazed door from rear car park to:

DINING KITCHEN 4.78m (15ft 8in) x 2.97m (9ft 9in) max: PVCu double glazed window to side aspect. Fitted with a range of matching cream fronted eye level and base units with roll edge marble effect laminate preparation surfaces over with stainless steel single drainer sink unit inset. Stainless steel electric hob with extractor hood above and oven below. Space and plumbing for washing machine. Tiled to splashbacks. Single panel central heating radiator with thermostat. 13 Amp power points. Door to cupboard housing efficient modern electric central heating boiler.

LOUNGE 4.62m (15ft 2in) x 3.51m (11ft 6in) max: PVCu double glazed window to side aspect. Double panel central heating radiator with thermostat. 13 Amp power points. Central heating programmer. Television aerial point. Door to bathroom. Separate door to bedroom. Door with steps down to large cellar (not included within tenancy).

BATHROOM 4.19m (13ft 9in) x 1.42m (4ft 8in) : PVCu opaque double glazed window to rear aspect. White suite comprising: low level w.c. with push button flush, pedestal wash hand basin and shaped panelled bath with mains fed shower and glass screen over. Tiled to splashbacks. Double panel central heating radiator with thermostat.

BEDROOM 4.57m (15ft 0in) x 3.35m (11ft 0in) : PVCu double glazed windows to front and side aspects. 13 Amp power points.

Outside :

REAR : Private car parking for apartments enclosed by brick boundary wall. Each apartment has a dedicated area.

COMMUNAL GARDEN : Communal low maintenance garden.

SERVICES 0: Mains electricity, water and drainage are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV: CW12 1LQ

