

Timothy a brown



12 Sandpipers

Rope Walk, Congleton, Cheshire CW12 1HN

Monthly Rental Of £725

(exclusive) + fees

- SECOND FLOOR APARTMENT CLOSE TO TOWN CENTRE
- OPEN PLAN LIVING DINING KITCHEN
- ONE BEDROOM
- MODERN BATHROOM
- ALLOCATED CAR PARKING SPACE FOR ONE CAR
- PLUS VISITORS CAR PARKING SPACES

TO LET (Unfurnished)

A well presented one bedroom apartment, beautifully designed forming part of the Sandpipers development.

Situated in the heart of Congleton on the banks of the River Dane.

This particular apartment is on the second floor to the front and is accessed by the main stairwell or lift through a secure door entry system.

The apartment has electrical heating, double glazing and comprises: hall, open plan lounge diner, fitted kitchen, double bedroom and bathroom.

There is a allocated car parking space for one car plus visitors car parking spaces.

Sandpipers is in a fantastic central location, with the town centre of Congleton literally a short walk away, offering its array of shops, bars and restaurants. On its doorstep is the beautiful AWARD WINNING Congleton Park and riverside walks.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as

essential services such as chemists, doctors and dentists.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Front door to:

HALL : Door release phone. 13 Amp power points. Electric wall heater. Doors to all rooms. Door to:

UTILITY CUPBOARD : Plumbing and space for washing machine. Electric pressurised hot water system.

LOUNGE/DINER 17' 1" x 13' 2" (5.20m x 4.01m): Double glazed window and double door to Juliette balcony. Two electric heaters. 13 Amp power points.

KITCHEN 10' 0" x 5' 6" (3.05m x 1.68m): Beech effect base and eye level units with granite effect laminated surfaces inset. Stainless steel sink with drainer and mixer tap. Electric cooker with built-in dishwasher. 13 Amp power points.

BEDROOM 1 12' 10" x 9' 3" (3.91m x 2.82m): PVCu double glazed window. 13 Amp power points. Electric wall heater.

BATHROOM 6' 9" x 6' 0" (2.06m x 1.83m): White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with mains fed shower and glass screen over. Electric fan heater. Electric shaving point.

SERVICES : Mains water, drainage and electric are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1HN



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:-

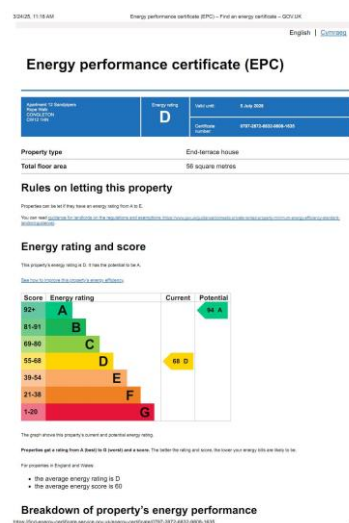
- One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity 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](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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