

Timothy a brown



10a Biddulph Road
Congleton, Cheshire CW12 3JR

Monthly Rental Of £700
(exclusive) + fees

- SPACIOUS, BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT
- POPULAR AND CONVENIENT HIGHTOWN LOCATION
- APPROXIMATELY TWO-MINUTE WALK TO CONGLETON RAILWAY STATION
- IMPRESSIVE 20'7" FITTED KITCHEN/DINER
- GENEROUS LOUNGE OR OPTIONAL SECOND BEDROOM
- DOUBLE BEDROOM WITH FITTED WARDROBES
- BATHROOM WITH BATH AND ELECTRIC SHOWER
- PVCU DOUBLE GLAZING AND ELECTRIC HEATING THROUGHOUT
- IDEAL WORK FROM HOME

TO LET (Unfurnished)

SPACIOUS, WELL PRESENTED FIRST FLOOR APARTMENT IN A HIGHLY CONVENIENT LOCATION – JUST A SHORT WALK FROM CONGLETON RAILWAY STATION.

Occupying a highly convenient position in the popular Hightown area of Congleton, this spacious and well presented first floor apartment offers versatile, well-proportioned accommodation, ideally suited to an individual or couples seeking comfortable, low-maintenance living with excellent transport connections and everyday amenities close at hand.

The apartment benefits from PVCu double glazing throughout and offers a surprisingly generous and flexible layout. At the heart of the accommodation is an impressive 20'7" living kitchen, providing ample space for both cooking, dining and relaxing. The fitted kitchen features a range of beech-effect units, complementary work surfaces, an integrated hob and oven, together with space for additional appliances. The generously proportioned principal bedroom benefits from fitted double wardrobes providing excellent storage. The equally well proportioned lounge would easily suit as a separate second bedroom. The bathroom is appointed with a white suite incorporating a bath with electric shower over.

Electric heating and double glazing further complement the accommodation.



The location is a real highlight. Congleton railway station is approximately a two-minute walk away, making the apartment particularly attractive to commuters. Hightown itself enjoys a thriving community atmosphere, with an excellent selection of independent shops and everyday conveniences virtually on the doorstep, including a bakery, chemist, convenience store, post office and hairdressers. The popular Wonky Pear provides a welcoming local social venue, whilst the nearby Congleton town centre offer further shopping, leisure and recreational facilities.

Combining spacious, adaptable accommodation with an exceptionally convenient setting, this attractive apartment presents an excellent opportunity for those seeking an easily maintained home within one of Congleton's well-established residential areas.

Early viewing is highly recommended.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Gate to side of sandwich shop leading to yard with steps up to first floor level. PVCu double glazed door to:

LIVING KITCHEN 20' 7" x 11' 0" (6.27m x 3.35m) reducing to 8'10":

Kitchen area 11' 0" x 9' 0" (3.35m x 2.74m): PVCu double glazed window to rear aspect. Range of beech effect eye level and base units having roll edge marble effect preparation surfaces over with stainless steel one and a half bowl sink unit inset with stainless steel mixer tap over. Integrated halogen hob with stainless steel electric oven/grill beneath and integrated fume extractor above. Space and plumbing for washing machine and space for fridge. 13 Amp power points. Glazed tiles to splashbacks. Internal lobby/cloak area leading to bathroom.



Living area 11' 0" x 8' 9" (3.35m x 2.66m): Low voltage downlighters inset. Access to roof space. Wall mounted electric heater. 13 Amp power points. Television aerial point.

LOUNGE 16' 7" x 9' 7" (5.05m x 2.92m): PVCu double glazed windows to front and side aspects. Wall mounted electric heater. 13 Amp power points. Cupboard housing electricity meter.

BEDROOM 10' 4" x 9' 8" (3.15m x 2.94m) to wardrobe: PVCu double glazed window to side aspect. Wall mounted electric heater. Bedroom furniture comprising: two beech effect fitted double wardrobes with shelving and hanging space. 13 Amp power points.

BATHROOM 10' 0" x 5' 0" (3.05m x 1.52m): PVCu double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin with stainless steel mixer tap and panelled bath with electric shower over having glass shower screen. Wall mounted electric heater. Tiled to splashbacks. Cupboard housing lagged hot water cylinder. Wall mounted 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: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV: CW12 3JR

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).

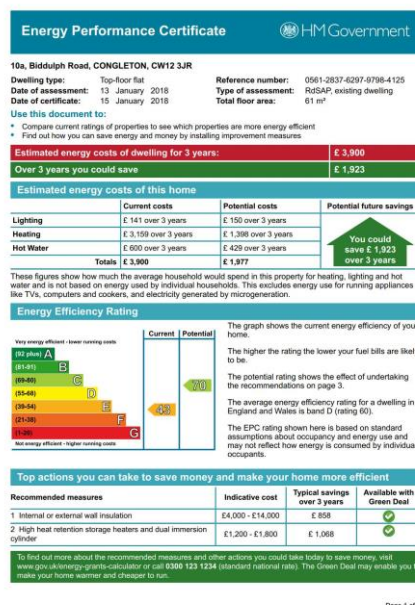
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.

- (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

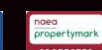


Disclaimer

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.

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