

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

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

12 Westbourne House 15-17 Newcastle Road CONGLETON CW12 4HN	Energy rating C	Valid until: 9 July 2036 Certificate number: 5036-6223-7300-4506-5306
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Property type	Top-floor flat
Total floor area	56 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 C. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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Timothy a brown
www.timothyabrown.co.uk



Apartment 12 Westbourne House
Newcastle Road, Congleton, Cheshire CW12 4HN

Monthly Rental Of £1,250
(exclusive) + fees

- ONE OF JUST 13 LUXURY APARTMENTS
- SECURE GATED DEVELOPMENT
- TWO ALLOCATED PARKING SPACES
- TWO BEDROOMS & TWO BATHROOMS
- HIGH CEILINGS & PERIOD CHARACTER
- STYLISH HIGH-SPECIFICATION INTERIOR
- CLOSE TO ASTBURY MERE COUNTRY PARK
- EXCELLENT LINKS TO THE A34, M6 & RAIL NETWORK

TO LET (Unfurnished)

An exceptional opportunity to rent one of Congleton's most prestigious apartments, Apartment 12 at Westbourne House is an absolute gem.

One of just 13 individually designed luxury apartments created within this magnificent period residence, it effortlessly combines timeless architectural elegance with contemporary high-specification living. Accessed via private secure electric gates, the development enjoys an exclusive atmosphere, complemented by two designated parking spaces and beautifully maintained communal grounds.

Internally, the apartment is full of character, boasting impressive high ceilings, deep skirting boards, elegant proportions and quality finishes throughout, creating a home of genuine distinction.

Originally the residence of the Town Clerk, Westbourne House has been sympathetically and meticulously restored to an exceptional standard, preserving its rich heritage whilst delivering luxurious modern accommodation.

Situated on the first floor, Apartment 12 offers thoughtfully designed accommodation comprising an entrance vestibule leading to an inner hallway, a spacious principal bedroom with contemporary en-suite shower room, a generous



second double bedroom, a stylish family bathroom, and an impressive open-plan dining kitchen fitted with quality units and integrated appliances. State-of-the-art electric heating and double glazing ensure comfort and efficiency throughout the year.

Whether you are a professional seeking an impressive home, a couple looking for elegant surroundings, or someone wishing to downsize without compromise, Apartment 12 offers an enviable lifestyle in one of Congleton's most desirable addresses.

Lifestyle & Location - Perfectly positioned, Westbourne House enjoys the best of both worlds—peaceful surroundings with excellent access to everything Congleton has to offer. Just moments away is the beautiful Astbury Mere Country Park, providing picturesque lakeside walks, cycling routes and watersports, while Congleton's vibrant town centre offers an excellent selection of independent boutiques, cafés, restaurants, supermarkets including Marks & Spencer Simply Food, Tesco and Boots, together with doctors, dentists and other everyday amenities. The town also boasts the popular Daneside Theatre along with its renowned annual Jazz & Blues Festival.

Outstanding Connectivity For commuters, the location is hard to beat. The nearby A34 and



Congleton Link Road provide convenient access towards Manchester, Stoke-on-Trent, Macclesfield and the wider motorway network. Junction 17 of the M6 is approximately 10 minutes away, placing Manchester, Liverpool, Birmingham and Leeds comfortably within reach. Manchester International Airport lies just 18 miles away, whilst Congleton Railway Station offers regular services to Manchester, Stoke-on-Trent and beyond. Crewe's major rail hub is also within easy driving distance, providing direct links across the UK.

A truly exceptional apartment offering luxury, security and convenience in equal measure. Early viewing is strongly recommended to fully appreciate the quality and exclusivity of this outstanding home.

The accommodation briefly comprises
(all dimensions are approximate)

PRIVATE ENTRANCE VESTIBULE 4' 2" x 4' 0" (1.27m x 1.22m): Entrance door. Oak effect floor.

INNER HALL 21' 0" (6.40m) in length: Dimplex Quantum electric storage heater.

DINING KITCHEN 11' 11" x 8' 3" (3.63m x 2.51m): Angular ceilings. PVCu double glazed window to rear aspect. Extensive range of quality beech effect eye level and base units with natural granite effect preparation surfaces over with stainless steel one and a half sink unit inset. Built-in 4-ring induction hob with stainless steel extractor hood over. Built-in double electric oven and grill below. Integrated fridge and freezer, dishwasher and space and plumbing for washing machine. 13 Amp power points. Dimplex Quantum electric storage heater. Oak effect floor.



BEDROOM 1 REAR 9' 7" x 9' 6" (2.92m x 2.89m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Coving to ceiling. Dimplex Quantum electric storage heater. 13 Amp power points.

EN SUITE 9' 7" x 2' 6" (2.92m x 0.76m): Low voltage downlighters inset. White suite comprising: low level W.C., wash hand basin and separate shower cubicle housing mains fed shower with bi-fold door. Chrome electrically heated towel radiator. Tiled floor.

BEDROOM 2 REAR 9' 7" x 6' 9" (2.92m x 2.06m): PVCu double glazed window to rear aspect. Dimplex Quantum electric storage heater. 13 Amp power points.

BATHROOM 8' 3" x 6' 0" (2.51m x 1.83m): Low voltage downlighters inset. White suite comprising: low level WC., pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled floor. Chrome electrically heated towel radiator. Linen cupboard.

LOUNGE 16' 1" x 9' 8" (4.90m x 2.94m): Low voltage downlighters inset. Coving to ceiling. 13 Amp power points. Feature fireplace set on granite hearth and back with beech effect surround. 13 Amp power points. Dimplex Quantum electric storage heater. PVCu double glazed doors to Juliette balcony.

SERVICES : Mains electricity, water and drainage are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4HN

