

# Timothy a brown



## Flat 3, 18

Rood Hill, Congleton, Cheshire CW12 1LQ

Monthly Rental Of £625

(exclusive) + fees

- MODERN SECOND FLOOR FLAT
- ONE DOUBLE BEDROOM
- ATTRACTIVE MODERN INTERIOR
- CONVENIENT TOWN CENTRE LOCATION

## TO LET (Unfurnished)

We are pleased to offer To Let this one bed apartment, situated close to the town centre, walking distance of Congleton Park and also easy access for commuters travelling to Macclesfield or South Manchester.

The accommodation briefly comprises: entrance hall, bathroom, bedroom and open plan living kitchen.

Congleton lies on the edge of the Peak District and boasts excellent commuter links to the Motorways, Airport and Railway Network, this has made it an ideal place for many multi national companies that have chosen to locate here.

### The accommodation briefly comprises

(all dimensions are approximate)

**LANDING :** Velux sky light. Down lights. Door to:

**ENTRANCE HALL :** Two down lights. Smoke alarm. Door to airing cupboard with MegaFlow hot water cylinder.

**OPEN PLAN LIVING KITCHEN 5.59m (18ft 4in) x 3.35m (11ft 0in) :** Two double glazed windows to rear aspect. Six down lights. Television aerial point. Beech effect fitted units and wall cupboards with granite effect roll edge laminated preparation surfaces. Lamona electric oven and hob. Extractor hood. Stainless steel single drainer sink inset with mixer taps. Panel heater. 13 amp power points.

**BEDROOM 4.27m (14ft 0in) x 2.74m (9ft 0in) :** Window to front aspect. Six down lights. Television aerial point. Storage cupboard. Pan heater. 13 amp powerpoints.



**BATHROOM :** Sash window to front aspect. Four down lights. White suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over, bi-fold door. Partly tiled walls. Electric shaver point. Panel heater. Extractor fan.

**SERVICES :** All mains services are connected.

**VIEWING :** Strictly by appointment through sole letting agent, **Timothy A Brown.**

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** A

**DIRECTIONS:** From our office proceed down West Street and take the first right down Antrobus Street, bear left to the roundabout, then take the first exit over the River Dane bridge into Rood Hill and the property will be located on the left hand side identified by our To Let board.

### 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)

42122, 10:18 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

<b>Flat 3</b> 18 Wood Hill CONINGTON CW12 1LQ	<b>Energy rating</b> <b>D</b>	<b>Valid until:</b> 29 April 2032 <b>Certificate number:</b> 0300-8420-4140-2022-2985
--	----------------------------------	--

**Property type:** Top-floor flat

**Total floor area:** 39 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-who-are-letting-property-in-multiple-property-efficiency-standards-and/or-guidance>).

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

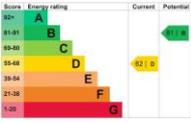
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificates/0300-8420-4140-2022-2985/printout>

**Disclaimer**  
Timothy A Brown endeavours 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](mailto: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

Timothy a  
brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)