

Timothy a brown



22a Trinity Court

Mossley, Congleton, Cheshire CW12 3TE

Monthly Rental Of £650

(exclusive) + fees

- ONE BEDROOM SECOND FLOOR APARTMENT
- PARKING SPACE
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER HENSHALL HALL ESTATE IN MOSSLEY

TO LET (Unfurnished)

An excellent opportunity to rent a second floor apartment, offering tremendous views over open countryside towards Bosley Cloud, located on the desirable Henshall Hall development, being in the preferred area of Mossley, close to the parade of shops at High Town and conveniently located within easy walking distance of Congleton Town Centre.

The apartment is modernised to a high standard, and benefits from PVCu double glazing, contemporary bathroom suite and modern kitchen, with the main accommodation briefly comprising: entrance hall, lounge, bedroom, bathroom and kitchen.

The property also benefits from communal gardens and parking areas.

The accommodation briefly comprises

(all dimensions are approximate)

COMMUNAL ENTRANCE : Stairs to first and second floor with door to apartment

ENTRANCE HALL : Smoke detector. Entry telephone handset. 13 amp power points.

LOUNGE 4.92m (16ft 2in) into bay x 3.52m (11ft 7in) : PVCu double glazed window to front aspect. Television aerial point. 13 amp power points. Wall mounted electric convector heater.

KITCHEN 3m (9ft 10in) x 2.11m (6ft 11in) : PVCu double glazed window to side aspect. Range of fashionable beech effect



fronted eye level and base units with dark marble effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Stainless steel four ring electric hob with integrated stainless steel oven/grill below with matching stainless steel extractor over. Space and plumbing for washing machine. Space for fridge and freezer. 13 amp power points. Glazed black tiles to splashbacks. Slate effect tiles to floor.

BEDROOM 3.04m (10ft 0in) x 2.84m (9ft 4in) : PVCu double glazed window to front aspect. Wall mounted electric convector heater. Television aerial point. 13 amp power points.

BATHROOM : PVCu double glazed window to front aspect. White suite comprising: Panelled bath with electric shower. Pedestal wash hand basin. Low level w.c. Electric convector heater. Fully tiled walls. Airing cupboard housing central heating controls and water tank.

OUTSIDE : Communal gardens and parking.

SERVICES : Mains electricity, water and drainage are connected.

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

Agents Note : Freeholder Clause to all Leaseholders and Sub-Lessees NOT TO USE the Flat nor permit the same to be used for any purpose whatsoever other than as a private dwelling house in the occupation of one family (that is a parent or parents and his, her or their child or children). If the flat shall be constructed with one bedroom only, not to allow more than two persons to reside there at any one time.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 3TE



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:-

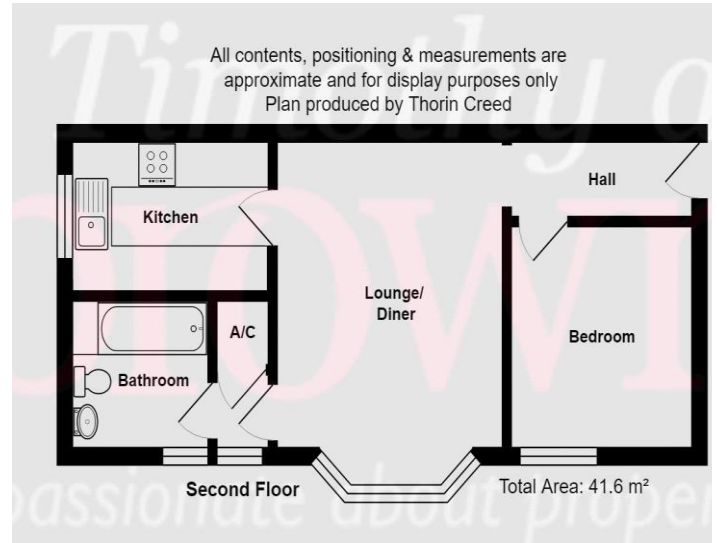
- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities,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



Energy Performance Certificate HM Government

22a Trinity Court, Brierley Road, CONGLETON, CW12 3TE

Dwelling type: Top floor flat Reference number: 0772-2850-6151-9221-7421
 Date of assessment: 20 May 2019 Type of assessment: RDSAP existing dwelling
 Date of certificate: 21 May 2019 Total floor area: 42 m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,028
Over 3 years you could save		£ 831
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 186 over 3 years	£ 114 over 3 years
Heating	£ 963 over 3 years	£ 666 over 3 years
Hot Water	£ 846 over 3 years	£ 417 over 3 years
Totals	£ 2,028	£ 1,197

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Key energy efficient: lower savings costs

Current: D Potential: B

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£500 - £1,500	£ 99
2. Double glazing (cavity wall insulation)	£10 - £300	£ 100
3. Low energy lighting for all fixed outlets	£20	£ 54

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 121 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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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