

Timothy a brown



3b Roe Street

Congleton, Cheshire CW12 1PS

Monthly Rental Of £600

(exclusive) + fees

- MODERN FIRST-FLOOR APARTMENT
- OPEN-PLAN LIVING KITCHEN
- SPACIOUS DOUBLE BEDROOM
- DOUBLE GLAZING THROUGHOUT
- ELECTRIC HEATING
- CENTRAL TOWN LOCATION
- NEAR CONGLETON PARK
- EXCELLENT TRANSPORT LINKS

TO LET (Unfurnished)

One-Bedroom Apartment in a Prime Town Centre Location.

This modernised first-floor apartment offers a cosy yet contemporary living space, perfect for those seeking convenience and comfort.

The property features a bright and inviting open-plan living kitchen, a spacious double bedroom, and a well-appointed bathroom. Finished with electric heating and double glazing throughout.

Ideally situated just moments from the heart of the town centre, you'll enjoy immediate access to a vibrant selection of shops, bars, and restaurants. The award-winning Congleton Park is also just a short stroll away—an idyllic setting with scenic green spaces, children's play areas, and the charming Congleton Park Café known for its unique blend of vintage character and modern style.

For commuters, Congleton Railway Station is conveniently located nearby, offering excellent connections to the national rail network, including regular direct services to London. The town centre also provides a fantastic range of amenities, including Marks & Spencer Simply Food, Tesco, independent retailers, and essential services such as healthcare facilities.

With easy access to the M6 motorway and key routes to Manchester Airport, this property combines lifestyle and location perfectly.

Early viewing is highly recommended to fully appreciate what this fantastic apartment has to offer.

The accommodation briefly comprises

(all dimensions are approximate)

MAIN ENTRANCE : Inner hall.

OPEN PLAN LIVING KITCHEN 5.87m (19ft 3in) max x 3.68m (12ft 1in): Two PVCu double glazed windows to front aspect. Electric heater. 13 Amp power points. Range of modern light oak eye level and base units having grey marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Under counter fridge freezer. Slot in electric cooker. Space & plumbing for washing machine.

BEDROOM 12' 3" x 11' 1" (3.73m x 3.38m): PVCu double glazed window to rear aspect. Electric heater. 13 Amp power points.

BATHROOM 6' 9" x 6' 5" (2.06m x 1.95m): PVCu double glazed window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with electric shower over. Airing cupboard with lagged hot water cylinder.

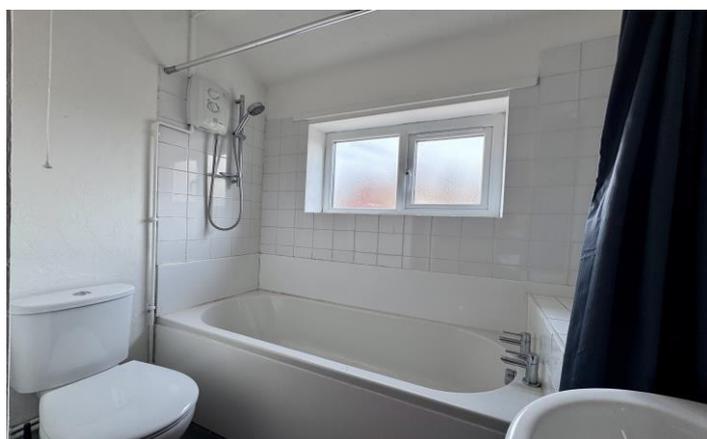
SERVICES : Mains electricity, water and drainage are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV CW12 1PS



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:-

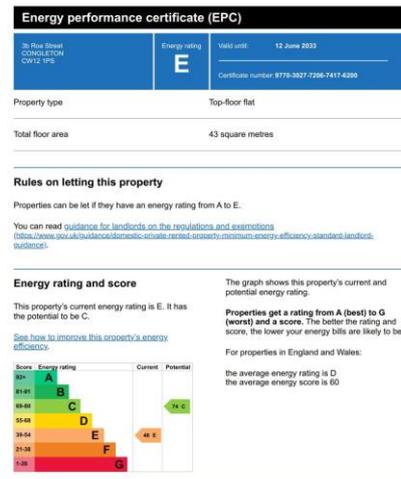
- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities,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



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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