

### 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.

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

**5 Bollington House,**  
Canal Road, Congleton,  
Cheshire CW12 3AP

**Monthly Rental Of £900**  
(exclusive) + fees

- MODERN GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN-PLAN LIVING WITH FITTED KITCHEN
- CONTEMPORARY BATHROOM & ENSUITE
- WALK TO CONGLETON TOWN & STATION
- CANAL-SIDE LOCATION BY MACCLESFIELD CANAL

**Stylish & Contemporary Two-Bedroom Apartment in Prime Location**

- Step into this modern and distinctive ground floor apartment, perfectly positioned within walking distance of Congleton town centre and railway station. Offering a unique blend of style, comfort, and convenience, this “funky” home is ideal for those seeking something a little different.
- The property features a welcoming private reception hall leading into a bright and spacious open-plan lounge, dining, and kitchen area—designed with clean lines and a sleek, contemporary finish. The kitchen is fully equipped with modern units and integrated appliances, including an oven, hob, fridge, freezer, washer-dryer, and dishwasher.
- There are two generous double bedrooms, with the main bedroom benefiting from its own ensuite shower room. A modern family bathroom, also fitted with a shower, completes the interior. Additional features include, full double glazing, electric heating, security intercom and private residents parking.
- Set within a small, well-maintained development of apartments and duplexes, the property enjoys a peaceful yet highly convenient setting. The picturesque Macclesfield Canal lies

just behind—perfect for scenic walks—while local amenities, including two pubs and a convenience store, are only a couple of minutes away. Congleton railway station is within a 10-minute walk, offering excellent transport links.

**An unconventional, stylish home with plenty to offer—early viewing is highly recommended.**

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**MAIN ENTRANCE :** Hardwood door to:

**HALL :** Dimplex wall mounted electric radiator. Built in cupboard housing hot water cylinder. Door to:

**LIVING/DINING KITCHEN 18' 5" x 13' 2" (5.61m x 4.01m):** Two timber framed double glazed windows to front aspect. Two dimplex wall mounted electric radiators. Telephone entry system. Range of white laminate fronted wall and base units having grey granite effect working surfaces over. Inset stainless steel sink having mixer tap. Inset 4-ring Halogen hob having electric oven below and extractor fan over. Integrated dishwasher. Integrated washing machine. Fridge and freezer.

**BEDROOM 1 REAR 13' 7" x 9' 8" (4.14m x 2.94m) plus door recess:** Timber framed double glazed window to rear aspect. Dimplex wall mounted electric radiator.

**EN-SUITE SHOWER ROOM 5' 9" x 5' 0" (1.75m x 1.52m):** Ceramic tiled floor. Part tiled walls. White suite comprising: Low level W.C., pedestal wash basin, enclosed shower cubicle having mains fed shower unit. Chrome ladder style heated towel rail. Shaver point. Extractor fan.

**BEDROOM 2 REAR 9' 1" x 8' 5" (2.77m x 2.56m):** Timber framed double glazed window to rear aspect. Dimplex wall mounted electric radiator.

**BATHROOM 8' 5" x 6' 2" (2.56m x 1.88m):** Ceramic tiled floor. Part tiled walls. White suite comprising: Low level W.C., pedestal wash basin and panelled bath having main fed shower unit over with glazed shower screen. Chrome ladder style heated towel rail. Shaver point. Extractor fan.

**Outside :** One allocated parking space.

**SERVICES :** Mains electricity, water and drainage are connected.

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** C

**DIRECTIONS:** SATNAV CW12 3AP

Energy performance certificate (EPC)			
5 Bollington House Canal Road CONGLETON CW12 3AP	Energy rating	Valid until: 25 March 2036	
		Certificate number: 9569-3060-7207-4036-1200	
Property type		Ground-floor flat	
Total floor area		56 square metres	
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
<b>Energy rating and score</b>			
This property's energy rating is C. It has the potential to be C.			
See how to improve this property's energy efficiency.			
The graph shows this property's current and potential energy rating.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

