



**Flat 5 Parkleigh, 11 Park Lane,
Congleton, Cheshire CW12 3DN**

**Monthly Rental Of £650
(exclusive) + fees**

- PLEASANTLY REFRESHED GROUND FLOOR APARTMENT
- DOUBLE BEDROOM
- CONTEMPORARY STYLE KITCHEN
- GENEROUS SIZED SITTING ROOM
- MODERN FITTED BATHROOM
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS & COURTYARD
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION

TO LET (Unfurnished)

****A pleasantly presented ground floor one bedroom apartment – walking distance of the town centre and train station****

Entrance hall, lounge, modern fitted breakfast kitchen, double bedroom, contemporary bathroom. One designated parking space. Communal gardens. Within walking distance of the town centre, the "award winning" Congleton Park, and railway station.

This self-contained apartment occupies the ground floor. On entering, the reception hall provides doors to all rooms. The sitting room is a generous size, which then leads into the modern breakfast kitchen. The bedroom is a generous double, and finally the accommodation is completed with the bathroom, fitted with a crisp white suite. Externally is one designated parking space, communal gardens and courtyard.

Location wise, it's superb, literally within "a stones throw" of the town centre's shops, bars and restaurants. The "award winning" Congleton Park is found "at the end of the road"- which is a majestic place, with kids play areas, playing fields and the eclectic Bar/Restaurant "Stock at The Pavilion", which offers a mix of the casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.



The accommodation briefly comprises:

(all dimensions are approximate)

HALL : Telephone door release intercom. Door to walk in storage cupboard with hot water cylinder. Doors to principal rooms

LOUNGE 11' 10" x 9' 9" (3.60m x 2.97m): PVCu double glazed feature windows to two aspects. Electric heater. Television aerial point. 13 Amp power points. Door to kitchen.

KITCHEN 9' 4" x 8' 3" (2.84m x 2.51m): Feature PVCu double glazed window to rear aspect. White high gloss matching base and eye level units. Inset single drainer stainless steel sink with mixer tap. Ceramic hob with extractor canopy over and electric oven below. Tiled to splashbacks. Space and plumbing for washing machine. 13 Amp power points.

BEDROOM 10' 11" x 9' 9" (3.32m x 2.97m): Feature PVCu double glazed windows to two aspects. Electric heater. 13 Amp power points.

BATHROOM : White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with electric shower over and glass screen. Partly tiled walls. Extractor fan. Electric fan heater.

Outside : One designated parking space. Communal gardens.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 3DN



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

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 Fax: 01260 299280

Email: 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

Energy performance certificate (EPC)

Flat 5 Parkleigh 11, Park Lane, CONGLETON CW12 3DN	Energy rating C	Valid until: 29 July 2030
Certificate number: 8750-7223-7230-0121-4222		

Property type
Ground-floor flat

Total floor area
43 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>).

**Timothy a
brown**

www.timothyabrown.co.uk