

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.



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Monthly Rental Of £925
(exclusive) + fees

- ARGUABLY THE BEST POSITIONED WATERS EDGE APARTMENT
- CANALSIDE GARDENS FOR THE SOLE USE OF RESIDENTS
- GROUND FLOOR - TWO DOUBLE BEDROOMS
- EN SUITE & BATHROOM
- DESIGNATED PARKING SPACE
- CLOSE TO CONGLETON RAILWAY STATION & TOWN CENTRE

TO LET (Unfurnished)

ARGUABLY THE MOST SOUGHT AFTER POSITIONED APARTMENT WITHIN THE GROUNDS OF THE EXCLUSIVE WHARF MILL WATERSIDE DEVELOPMENT A DELIGHTFUL GROUND FLOOR APARTMENT WITH IMMEDIATE ACCESS TO THE EXCLUSIVE RESIDENTS GARDENS AND BANKS OF THE BEAUTIFUL MACCLESFIELD CANAL - A RELAXING, IDYLIC WAY TO WILE AWAY THOSE SUMMER EVENINGS.

We are truly proud to offer this canalside apartment boasting two double bedrooms, two bathrooms, stylish kitchen, superb lounge and dining area...having the most amazing vista over the stunning canal and its towpaths, with direct access to the communal gardens that sit right on the waters edge, just perfect for relaxing.

Plus each apartment is complemented with a designated parking space and visitors parking spaces.

Wharf Mill is a most popular and highly regarded apartment development which enjoys a position on the banks of the Macclesfield Canal, with this particular GROUND FLOOR apartment taking full of advantage of its' lovely waterside aspect.

The development is advantageous with being located a short walk from the town centre and Congleton Railway Station, with lovely rural walks on its' doorstep.

Opportunities to move into these beautiful apartments are few and far between!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL 11' 9" x 9' 5" (3.58m x 2.87m): L-shaped. Single panel central heating radiator. Central heating thermostat. Wall mounted intercom handset. 13 Amp power points. Beech effect flooring. Deep cupboard with single panel central heating radiator.

LOUNGE/DINING ROOM 23' 4" x 11' 0" (7.11m x 3.35m): Timber framed sealed unit double glazed window to rear aspect (overlooking the canal). Two double panel central heating radiators. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Timber framed sealed unit double glazed French doors to the private residents canalside garden.

KITCHEN 9' 5" x 7' 10" (2.87m x 2.39m): Timber framed sealed unit double glazed window to side aspect. Range of contemporary style eye level and base units having granite effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built in stainless steel four ring gas hob and stainless steel fan assisted oven/grill below with stainless steel extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted Baxi combination boiler (upgraded to a modern efficient boiler in recent years). 13 Amp power points. Beech effect floor.

BEDROOM 1 FRONT 10' 4" x 9' 6" (3.15m x 2.89m): Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval).

EN SUITE 6' 0" x 5' 8" (1.83m x 1.73m): Timber framed sealed unit double glazed window to side aspect. White suite comprising: low level w.c., pedestal wash hand basin and separate fully enclosed shower cubicle housing Grohe mains fed shower.

Shaver point. Single panel central heating radiator. Extractor fan. Mosaic effect tiles to splashbacks.

BEDROOM 2 FRONT 9' 8" x 9' 6" (2.94m x 2.89m): Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point.

BATHROOM 6' 5" x 5' 7" (1.95m x 1.70m): Inset low voltage downlighters. White suite comprising: low level w.c, pedestal wash hand basin and panelled bath. Shaver point. Single panel central heating radiator. Mosaic effect tiles to splashbacks. Beech effect floor as laid.

OUTSIDE : Designated residents parking space. Residents have private use of the communal canalside garden.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SAT NAV: CW12 3GQ

Energy performance certificate (EPC)			
24 Wharf Mill Canal Mill CW12 3GQ	Energy rating C	Valid until 31 January 2028	Current number 218-202-008-007-008
Property type Ground-floor flat			
Total floor area 65 square metres			
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can't let a property with an energy rating of F or G. See how to improve the energy performance of your property.			
Energy efficiency rating for this property This property's current energy rating is C. It has the potential to be C. See how to improve the property's energy performance.			

