

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.

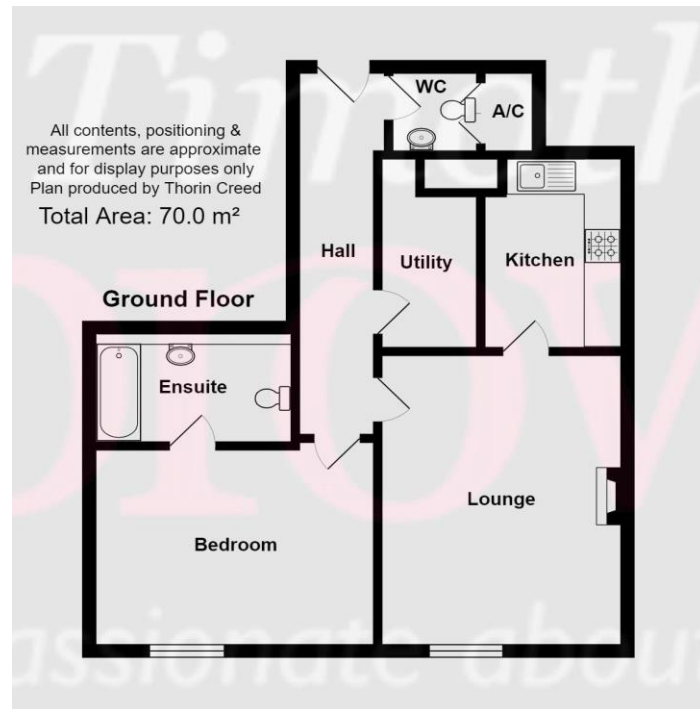
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

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



Energy Performance Certificate			
Use this document to:			
1. Compare current energy ratings of properties to see which properties are more energy efficient	2. Find out how you can save energy and money by making improvement measures		
Estimated energy costs of dwelling for 3 years:	£ 1,541		
Over 3 years you could save:	£ 252		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 177 over 3 years	You could save £ 66 over 3 years
Heating	£ 1,052 over 3 years	£ 827 over 3 years	You could save £ 225 over 3 years
Hot Water	£ 245 over 3 years	£ 255 over 3 years	
Totals	£ 1,541	£ 1,260	
Energy Efficiency Rating			
Current	Band D	Potential	Band 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 9. The average energy efficiency rating for a dwelling in England and Wales is band D rating (50). 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 measure	Indicator cost	Typical savings over 3 years	
1. Use energy saving light bulbs	£20	£ 66	
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 201	



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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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45a West House
Westholme Close, Congleton,
Cheshire CW12 4FZ
Monthly Rental Of £795
(exclusive) + fees

- FULLY FURNISHED LUXURIOUS ONE BEDROOM APARTMENT
- FITTED KITCHEN WITH SMEG APPLIANCES
- BATHROOM & SEPARATE GUEST W.C.
- ONE ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- RENT IS INCLUSIVE OF THE £105 SERVICE CHARGE

TO LET (Unfurnished)

West House is a beautiful restoration of a period country home stylishly converted to form several luxurious individual apartments and duplexes. Set within extensive grounds, this beautifully proportioned ground floor apartment, benefits from lofty rooms an exquisite interior, and is just perfect for highfliers, those retired, singles or couples.

The residents have shared use of the majestic Reception/Entertaining Hall, with Apartment 45a briefly comprising; reception hallway, guest wc, spacious lounge, fitted kitchen, large double bedroom, and stylish bathroom. Allocated parking space. Residents communal landscaped grounds. Gas central heating.

It sits on the fringe of the highly regarded and smart Woodlands Development, along with other similar appealing properties. There is a small park and play area literally stone's throw away, and the development is catered for by the recent opening of The Orange Tree Bar & Grill, which has just undergone a £1m refurbishment, and which now offers great tasting food and instagrammable cocktails.

Within walking distance of the town centre and Astbury Mere Country Park. Located in where we consider to be a desirable location,

with the town centre only a few minutes' walk away. The town of Congleton offers a selection of primary and secondary schools, together with a wide range of pubs and restaurants and fitness centres. The town centre boasts a Marks & Spencer Simply Food, Tesco, and a variety of shops as well as essential services such as chemists, doctors, and dentists. Congleton is close to the Peak District National Park, with the M6 motorway and main arterial routes to Manchester Airport easily accessible by road. The main railway station provides links to national rail networks.

The area is now further enhanced with the completion of the new Congleton link road which opened April 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

The accommodation briefly comprises:
(all dimensions are approximate)

COMMUNAL RECEPTION HALL : Intercom secure access. Entrance door to vestibule mail boxes. Door to main entrance reception hall.

MAIN RECEPTION HALL : Minton style tiled floor. Grand spindled staircase with American oak style newel posts and hand rails. Part glazed French doors to the rear garden.

ENTRANCE HALL : Coving to ceiling. Two ceiling light points. Intercom system. Smoke alarm. Door to:

GUEST W.C. : Ceiling light point. Radiator. Suite comprising: low level w.c. and wall mounted wash hand basin. Part tiled walls. Tiled floor. Airing cupboard with central heating boiler and cylinder.

LOUNGE 16' 7" x 13' 2" (5.05m x 4.01m): Double glazed sash style window to front aspect. Coving to ceiling. Ceiling light point. Radiator. Television aerial point. Feature marble fireplace with living flame electric fire.

FITTED KITCHEN 10' 8" x 7' 2" (3.25m x 2.18m): Modern fitted units comprising base units, wall cupboards and work surfaces. SMEG appliances comprising chrome style double oven and microwave fitted into a tower storage unit, 4 ring gas hob, extractor hood, integrated dishwasher, integrated fridge and freezer. One and a half bowl sink inset and drainer unit with modern mixer taps. Concealed under wall unit downlighters. Extractor fan. Radiator.

BEDROOM 15' 3" x 11' 2" (4.64m x 3.40m): Double glazed sash style window to front aspect. Coving to ceiling. Ceiling light point. Radiator.

BATHROOM : Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with chrome mixer taps, shower attachment and shower screen. Recessed mirror backed wall alcove with base/display storage shelf. Ladder rack central heating towel radiator. Natural stone style tiled walls and floor.

UTILITY/STORAGE ROOM 8' 8" x 5' 3" (2.64m x 1.60m): Power and light. Plumbing for washing machine.

Outside : One allocated parking space. Communal landscaped gardens.

SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: From our offices proceed along West Street and upon reaching the roundabout take the third exit onto Obelisk Way. Follow the road round, keeping to the left. Turn second left into Westholme Close follow the road a little further where West House will be found on the left hand side.

