



- GROUND FLOOR APARTMENT
- SPACIOUS LOUNGE
- ONE DOUBLE BEDROOM
- SHOWER ROOM
- CLOSE TO CONGLETON TOWN CENTRE
- WALKING DISTANCE OF AWARD WINNING PARK

## 17 Moor Street

Congleton, Cheshire CW12 1QH

## Monthly Rental Of £600

(exclusive) + fees

# TO LET (Unfurnished)

A MODERN ONE BEDROOM GROUND FLOOR APARTMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND AWARD WINNING PARK

Spacious lounge, fitted kitchen with fitted hob, oven and extractor, shower room and double bedroom. A lovely private flat, extremely ECONOMICAL to run, with full central heating and double glazing.

The main entrance delivers you to the lounge which is spacious enough to combine as a lounge/diner with two windows to the front aspect. The shower room is fitted with a modern white suite and large shower cubicle. The double bedroom is to the rear. The kitchen is again modern and complemented with a hob, oven, and extractor with space for a washing machine and fridge/freezer.

Location wise, it's superb, literally within "a stones throw" of the town centre, shops, bars and restaurants. The "award winning" Congleton Park is close by, 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.

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

**ENTRANCE** : Stainless steel panelled door with double glazed upper light.

**LOUNGE 15' 2" x 12' 9" (4.62m x 3.88m)**: Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Inner hall with store cupboard.

**KITCHEN 12' 0" x 5' 1" (3.65m x 1.55m)**: Range of beech effect fronted eye level and base units having black granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4-ring electric hob with electric oven/grill below with integrated extractor hood over. Glazed white tiles to splashbacks. Single panel central heating radiator. 13 Amp power points. Space and plumbing for washing machine. Space for fridge/freezer.

**SHOWER ROOM 10' 8" x 5' 3" (3.25m x 1.60m)**: Modern white suite comprising: low level W.C., pedestal wash hand basin, shower cubicle housing a mains fed shower. Glazed white tiles to splashbacks to shower area. Single panel central heating radiator.

**BEDROOM 1 REAR 15' 7" x 9' 8" (4.75m x 2.94m)**: Double panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). PVCu double glazed French doors to rear. Cupboard housing Worcester gas combi boiler.

**Outside :**

**REAR** : Secure gated access to the rear communal yard.

#### Disclaimer

Timothy A Brown endeavours 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.

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

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

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: A

**DIRECTIONS**: From our office proceed along West Street, follow the road round to your right onto Antrobus Street, next left onto Mill Street at the roundabout turn right onto Mountbatten Way proceed through the lights to the next roundabout. Beyond the roundabout is Evetts TV shop, and the flat is above the shop. We would advise parking on the municipal car park - directions as follows: at this roundabout take the first exit, take your next left into Park Street and continue to the end of this road which leads to the free municipal car park.

#### 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:-

- One month's rent in advance in cleared funds. (less the amount of the holding deposit).
- 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.
- 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).

#### WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.

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)

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