



19a Moor Street

Congleton, Cheshire CW12 1QH

Monthly Rental Of £725

(exclusive) + fees

- MODERN FIRST FLOOR FLAT
- SPACIOUS LOUNGE
- MODERN KITCHEN & BATHROOM
- TWO BEDROOMS
- WITHIN WALKING DISTANCE OF TOWN CENTRE

TO LET (Unfurnished)

A MODERN TWO BEDROOM FIRST FLOOR APARTMENT WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND AWARD WINNING PARK.

Spacious lounge, fitted kitchen with hob, oven and extractor, bathroom and two double bedrooms.

A lovely private flat, extremely ECONOMICAL to run, with full central heating and double glazing.

The main entrance delivers you to the reception hall. The lounge is spacious and enjoys an aspect to the front. The kitchen is modern and complemented with a hob, oven, and extractor with space for a washing machine and fridge/freezer. The bathroom is fitted with a modern white suite with shower over the bath, and finally there are two bedrooms (one being a large double, the other a large single).

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 : Composite panelled door with glazed upper panels to:



HALL : Double panel central heating radiator. 13 Amp power points.

BATHROOM 6' 7" x 5' 3" (2.01m x 1.60m): Modern white suite comprising: low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Tiled to splashbacks. Shaver point.

BEDROOM 1 SIDE 11' 6" x 11' 0" (3.50m x 3.35m): PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 9' 10" x 6' 2" (2.99m x 1.88m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

LOUNGE 12' 8" x 9' 5" (3.86m x 2.87m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

KITCHEN 12' 10" x 4' 9" (3.91m x 1.45m): PVCu double glazed window to side aspect. Range of beech effect eye level and base units with roll edge 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 extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Single panel central heating radiator. 13 Amp power points. Wall mounted gas combi boiler.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV CW12 1QH

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.

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