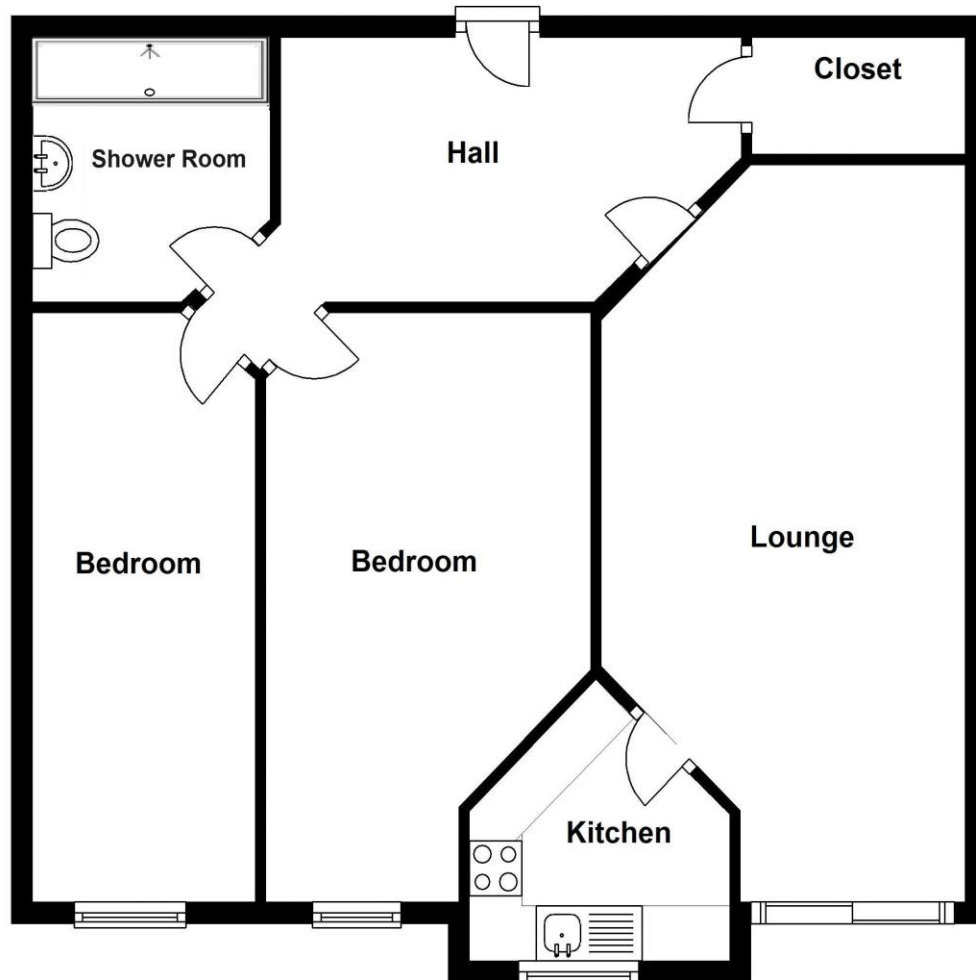


Ground Floor

Approx. 70.4 sq. metres (757.4 sq. feet)



Total area: approx. 70.4 sq. metres (757.4 sq. feet)

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
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

16 Orchard Gardens,
Apple Close, Congleton,
Cheshire CW12 4RZ

**Selling Price: Offers in the Region
Of £160,000**

- TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- LOUNGE/DINER, FITTED KITCHEN & SHOWER ROOM
- JULIETTE BALCONY
- MINIMUM AGE 60
- RESIDENTS' LOUNGE & CONSERVATORY
- GUEST SUITE
- FITNESS CENTRE - GYM & SAUNA
- SECURITY ENTRY SYSTEM
- NO CHAIN

NO CHAIN A MODERN AND LUXURIOUS TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT FOR THE "YOUNG AT HEART"

Residents' lounge and conservatory, guest suite, fitness centre, house manager, 24 hour emergency careline, lift, security entry system, private parking for residents and beautiful communal gardens.

Retirement living enables people to continue to lead an active and independent life in a safe and secure environment with like minded people.

Orchard Gardens is a luxurious and exclusive retirement development of only 27 properties, with this particular first floor apartment providing a spacious private reception hall, sitting room/dining room with Juliette balcony, fitted kitchen, two bedrooms and bathroom with shower over the bath.

The development is located in the highly regarded West Heath area, on the level with the recently refurbished West Heath Shopping Centre within easy walking distance and frequent local buses to the town centre.

The accommodation briefly comprises:
(all dimensions are approximate)

COMMUNAL ENTRANCE : Audio and visual entry panel.

COMMUNAL AREA : Residents' lounge. Ground and first floor communal hallways. Residents' gym and sauna.

MAIN APARTMENT ENTRANCE : Wood grain effect high security door to:

RECEPTION HALL 14' 2" x 7' 8" (4.31m x 2.34m): Dado rail. Wall mounted electric storage heater. 13 Amp power points. Access to roof space. Large store cupboard with light and pressurised hot water cylinder.

LOUNGE / DINING ROOM 22' 0" x 11' 3" (6.70m x 3.43m): Coving to ceiling. 13 Amp power points. Modern wall mounted electric heater. BT telephone point (subject to BT approval). Feature fireplace with cherry wood effect surround having coal effect electric fire inset. Aluminium framed sealed unit double glazed sliding patio door to Juliette balcony.

KITCHEN 10' 0" x 7' 9" (3.05m x 2.36m): PVCu double glazed window. Range of maple effect fronted eye level and base units having granite effect preparation surface over with stainless steel one and a half bowl sink unit inset. Built-in 4-Ring electric hob with electric oven/grill below and integrated extractor hood over. Tiled to splashbacks. Space and plumbing for washing machine and large fridge/freezer. 13 Amp power points.

BEDROOM 1 17' 8" x 10' 0" (5.38m x 3.05m): PVCu double glazed window to rear aspect. 13 Amp power points. Television aerial point. Wall mounted electric storage heater.

BEDROOM 2 17' 7" x 6' 10" (5.36m x 2.08m): PVCu double glazed window to rear aspect. 13 Amp power points.

SHOWER ROOM : Modern white suite comprising: low level W.C. with concealed cistern, wash hand basin set in vanity unit with double cupboard below and double sized shower enclosure with mains fed shower over. Marble effect tiled walls. Wall mounted chrome electric towel radiator. Shaver point. Creda electric fan heater. Extractor fan.

OUTSIDE : Communal garden laid to lawn with shrub borders, sitting out areas, covered pergolas and residents' parking.

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

TENURE : Leasehold. Ground rent: £207.02. Service charge: £4,371.48, which is payable half yearly. 99 year lease commenced in 1999.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 4RZ

EPC RATING 'C':

Energy performance certificate (EPC)		
Flat 16 Orchard Gardens Apple Close CONGLETON CW12 4RZ	Energy rating C	Valid until: 30 September 2025 Certificate number: 0631-2891-7011-9425-6241

Property type	Top-floor flat
Total floor area	70 square metres

Rules on letting this property

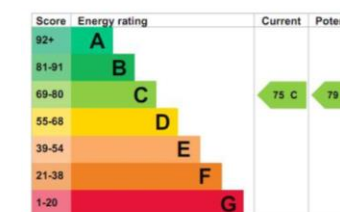
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-privately-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-privately-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

