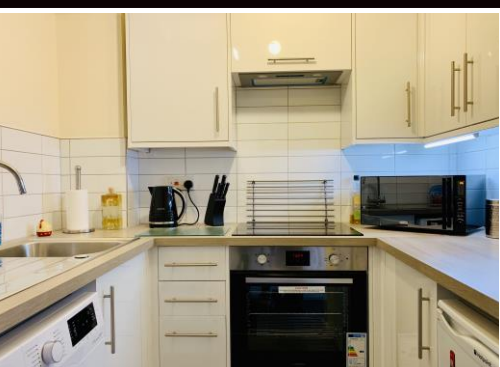


Timothy a brown



7 Elvington Close
Congleton, Cheshire CW12 3FZ

Selling Price: £110,000

- NO CHAIN
- GREAT RENTAL INVESTMENT WITH TENANT IN SITU PAYING £480 PCM
- VACANT POSSESSION AVAILABLE
- GROUND FLOOR TWO BEDROOM FLAT
- MODERN KITCHEN
- PARKING SPACE
- EAST WALK TO TOWN CENTR, PARK, LEISURE CENTRE & TRAIN STATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

****NO CHAIN****

****A COMPACT GROUND FLOOR TWO BEDROOM APARTMENT FORMING PART OF A SMALL BLOCK OF ONLY 11 OTHER FLATS****

****MODERN FITTED KITCHEN**RESIDENTS PARKING SPACE**COMMUNAL GARDENS****

****POPULAR LOCATION WITHIN EASY WALKING DISTANCE TO THE TOWN CENTRE, CONGLETON PARK AND LEISURE CENTRE****

****AN IDEAL PAD FOR A YOUNG PROFESSIONAL/COUPLE OR RETIREE****

****RENTAL INVESTMENT OPPORTUNITY – TENANT IN SITU CURRENTLY PAYING £480PCM**VACANT POSSESSION IS AVAILABLE****

Lounge. Kitchen. TWO BEDROOMS. Bathroom. Full double glazing. Residents parking space and communal gardens.

The property occupies an excellent and convenient location close to the centre of town with it's shops, bars and restaurants as well as being only a short walk to Congleton Park and Railway Station. Literally within a 'stones' throw' of the town centre and its shops, bars and restaurants. The "award winning" Congleton Park is found "at the end of the road" which is a



majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed front door to:

LOUNGE 3.4m (11ft 2in) x 3.25m (10ft 8in) : Timber framed sealed unit double glazed bay window to front aspect. Textured ceiling. Electric storage heater. BT telephone point. Television aerial point. 13 Amp power points.

INNER HALLWAY : Textured ceiling. 13 Amp power points. Airing cupboard with lagged hot water cylinder.

KITCHEN 1.78m (5ft 10in) x 2.18m (7ft 2in) : Textured ceiling. Range of limewash fronted eye level and base units having marble effect roll edge formica preparation surfaces over with inset single drainer sink unit. Built-in 4 ring electric hob with electric oven and grill below and extractor hood over. Tiled to splashback areas. Fridge. Automatic washing machine. Ceiling mounted extractor fan. 13 Amp power points.

BEDROOM 1 2.92m (9ft 7in) x 2.67m (8ft 9in) : Textured ceiling. Electric storage heater. 13 Amp power points. PVCu double glazed sliding patio doors giving access to communal garden.

BEDROOM 2 3.45m (11ft 4in) x 1.78m (5ft 10in) : Timber framed sealed unit double glazed window to rear aspect. Textured ceiling. Electric wall heater. 13 Amp power points.

BATHROOM : White suite comprising: panelled bath with Aqualisa electric shower over, pedestal wash hand basin and low level W.C. Tiled to splashback areas. Wall mounted electric heater. Extractor fan.

OUTSIDE : Communal garden to rear.

SERVICES : Mains electric, water and drainage are connected.

LEASEHOLD : 96 years remaining. Service Charge: £1,290.50 per annum.

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

LOCAL AUTHORITY: Cheshire East Council **TAX BAND**: A

DIRECTIONS: SATNAV: CW12 3FZ

Energy performance certificate (EPC)

7, Elvington Close CONGLETON CW12 3JF	Energy rating C	Valid until: 14 August 2029
		Certificate number: 0779-2895-6384-2090-7125

Property type	Ground-floor flat
Total floor area	38 square metres

Rules on letting this property

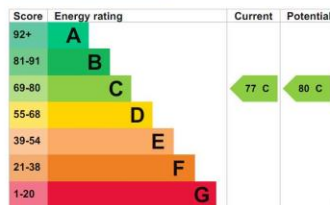
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/how-to-prepare-a-property-energy-efficiency-rating) (<https://www.gov.uk/guidance/how-to-prepare-a-property-energy-efficiency-rating>).

Energy rating and score

This property's 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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0779-2895-6384-2090-7125>

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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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