



28 Priesty Court

Congleton, Cheshire CW12 4AH

Selling Price: £120,000

- ONE BEDROOM LOWER GROUND FLOOR APARTMENT
- SPACIOUS OPEN PLAN LOUNGE/DINER
- WELL MAINTAINED COMMUNAL GROUNDS & GARDENS
- ALLOCATED RESIDENTS PARKING
- HIGHLY SOUGHT AFTER PRIESTY COURT RETIREMENT COMPLEX
- CLOSE PROXIMITY TO TOWN CENTRE

FOR SALE BY PRIVATE TREATY (Subject to contract)

OFFERED WITH NO CHAINCOMPETITIVELY PRICED***

THESE PRESTIGIOUS RETIREMENT APARTMENTS ARE IN CONSTANT DEMAND.

A PRIVATELY POSITIONED LOWER GROUND FLOOR ONE BEDROOM SELF CONTAINED RETIREMENT APARTMENT*** SITUATED IN THE HEART OF CONGLETON TOWN CENTRE. THIS APARTMENT ENJOYS A DISCREET GROUND FLOOR ASPECT WITH AN OUTLOOK OVER THE ESTABLISHED MATURE GARDENS.

Private entrance hall, sitting room, fitted kitchen, DOUBLE bedroom , MODERN SHOWER ROOM. Full PVCu double glazing and gas central heating. Residents lounge and guest flat. Ample residents and visitors parking. Views over beautifully maintained communal gardens. Easy reach of town centre.

Situated on a popular and highly regarded development in the heart of Congleton allowing access to the town centre's shops and amenities, which are all within a short walk.

On-site assistance and with full use of the resident's lounge, plus facilities to include hairdressers and guest accommodation, and transport supplied by Cheshire East to the local supermarket.

This particular lower ground floor apartment, has the advantage of also having its own private entrance, sits in Priesty Court's immaculate gardens and is fully gas centrally heated and PVCu double glazed.

The accommodation briefly comprises

(all dimensions are approximate)



ENTRANCE HALLWAY : L-Shaped. Single panel central heating radiator. 13 Amp power points. Deep recessed store cupboard.

KITCHEN 11' 3" x 5' 5" (3.43m x 1.65m): Having a range of wall mounted cupboard and base units with work surfaces over incorporating a single bowl sink with tap over. Space for oven, fridge and plumbing and space for washing machine. PVCu double glazed window to side aspect.

LOUNGE 14' 5" x 11' 3" (4.39m x 3.43m): PVCu double glazed window to rear aspect. Two double panel central heating radiators. 13 Amp power points. PVCu double glazed window to side aspect with door to private communal garden and patio.

BEDROOM REAR 12' 0" x 11' 3" (3.65m x 3.43m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 5" x 5' 5" (1.95m x 1.65m): Modern white suite comprising: low level W.C. with concealed cistern, wash hand basin in vanity unit with cupboard below. Large shower cubicle housing an electric shower with glass screen and sliding door. Centrally heated towel radiator. Partially tiled walls. Airing cupboard with electric towel radiator.

OUTSIDE : Having well stocked and well maintained communal grounds and gardens having paved walkways and patio seating areas. Communal area and residents parking.

TENURE : Leasehold. Service charge is £1,500 per annum. Ground rent is £25.00 per annum. The service charge includes: communal cleaning and gardening, heating and lighting of communal areas. Liaison officer. Buildings insurance. Use of communal lounge.

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

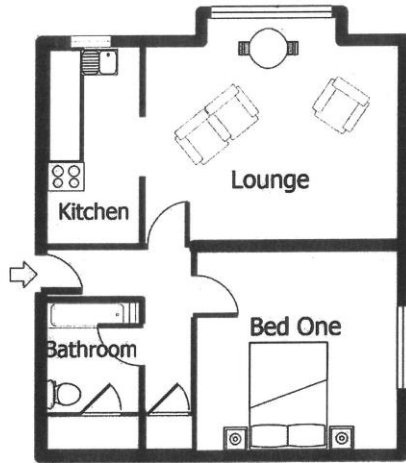
VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4AH





Energy performance certificate (EPC)

24 Energy Code 2019-01-01	Energy rating C	Issued on 22 April 2022
Location 746-000-010-000-000		

Property type: Ground-floor flat
 Total floor area: 46 square metres

Rules on letting this property
 Properties can let if they have an energy rating from A to E.
 You can read [guidance on landlords and landlords who own or manage multiple properties](#) on the [Energy Performance Certificate website](#).

Energy rating and score
 The property's energy rating is C. From the parameters see C.



The graph shows the property's current and potential energy ratings.
 Properties get an energy rating from A (best) and G (worst). The better the rating and score, the lower your energy bill is likely to be.
 For properties in England and Wales:
 • the average energy rating is C
 • the average energy score is 60

Breakdown of property's energy performance
[How to use energy certificate service.gov.uk/energy-certificates/746-000-010-000-000](#)

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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