



Ground Floor
Total Area: 57.0 m²
All contents, positioning & measurements are approximate and for display purposes only

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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1 Bollington House
Canal Road, Congleton, Cheshire CW12 3AP

Selling Price: £130,000

- MODERN TWO BEDROOM GROUND FLOOR APARTMENT
- MODERN OPEN PLAN LIVING DINING KITCHEN
- TWO BATHROOMS
- ALLOCATED PARKING SPACE
- WITHIN WALKING DISTANCE OF TOWN CENTRE & TRAIN STATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

A MODERN AND TRENDY TWO BEDROOM GROUND FLOOR APARTMENT WITHIN WALKING DISTANCE TO THE TOWN CENTRE AND RAILWAY STATION, AND WITH THE BEAUTIFUL MACCLESFIELD CANAL A STONE'S THROW AWAY!

Private reception hall, bathroom, two DOUBLE bedrooms, en suite shower room, modern open plan lounge/dining/kitchen area. Private residents parking.

CLEAN LINES, STYLISH AND CONTEMPORARY INTERIOR!

This modern and beautifully presented ground floor apartment forms part of only a small mixed development of apartments and duplex's, is within ten minutes walk away of Congleton Railway Station, with two public houses and a convenience store literally two minutes walk and the main town of Congleton being within ten to fifteen minutes walk and ideal for immediate access onto the canal behind for those that enjoy canal side walks.

The apartment is embellished with full double glazing and electric heating, security intercom and allocated residents parking.

The kitchen is fitted with a range of modern gloss units and appliances to include hob, oven, fridge, freezer and dishwasher. The bathroom and en suite are white and both with showers.

This really is a fantastic opportunity to purchase a superb property in an excellent location.

Ideal for first time buyers, downsizers or buy to let landlords! Call us now to view!

The accommodation briefly comprises
(all dimensions are approximate)

COMMUNAL ENTRANCE :

ENTRANCE HALL : Electric wall mounted radiator. Built-in storage.

LIVING DINING KITCHEN 18' 5" x 16' 6" (5.61m x 5.03m):

Living area : Two double glazed windows. Two electric radiators.

Kitchen area : Range of base and wall mounted units. Sink and drainer unit. Integrated oven and hob. Integrated fridge freezer. Integrated washing machine.

BEDROOM 1 FRONT 13' 9" x 8' 0" (4.19m x 2.44m): Double glazed window to front aspect. Electric wall mounted radiator. Built in wardrobes with sliding doors.

EN SUITE : Suite comprising: W.C., pedestal wash hand basin and shower cubicle. Double glazed window. Chrome radiator.

BEDROOM 2 FRONT 10' 1" x 8' 6" (3.07m x 2.59m): Double glazed window to front aspect. Electric wall mounted radiator. Built in wardrobes with sliding doors.

BATHROOM : Suite comprising: W.C., pedestal wash hand basin and bath with shower over. Chrome towel radiator.

Outside : Designated parking space. Visitor parking.

TENURE : Leasehold. Lease started 20/3/2009 for 125 years. Service Charge - £1,331.57 per annum Ground Rent - £200 per annum

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 3AP

