

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Second Floor
Total Area: 47.5 m²

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
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108 Mill Green,
Congleton, Cheshire CW12 1JG

Selling Price: £105,000

- MODERN ONE BEDROOM APARTMENT
- LOUNGE/DINER WITH JULIETTE BALCONY
- MODERN KITCHEN & BATHROOM
- ALLOCATED PARKING
- CLOSE TO CONGLETON TOWN CENTRE
- NO CHAIN
- MOTIVATED VENDOR KEEN TO SELL

****NO CHAIN****

****MOTIVATED VENDOR KEEN TO SELL****

A MODERN ONE BEDROOM SECOND FLOOR APARTMENT WITHIN THE POPULAR MILL GREEN DEVELOPMENT. WALKING DISTANCE OF TOWN CENTRE AND AWARD WINNING PARK.

Reception hall, bathroom, spacious lounge, fitted kitchen with appliances, and double bedroom. Designated parking. LIFT AND STAIRWELL TO ALL FLOORS.

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

The main entrance delivers you to the good sized reception hall with boiler room/storage cupboard off. The bathroom is fitted with a modern white suite with electric shower over the bath. The double bedroom is to the rear with views over a wooded area. The lounge is spacious enough to combine as a lounge/diner with FRENCH DOORS opening onto a JULIETTE BALCONY overlooking a wooded area. The kitchen is again modern and complemented with a hob, oven, dishwasher, washing machine and fridge/freezer. The property also



benefits from its own designated parking space.

Location wise, it's superb, sitting close to the banks of the River Dane, literally within "a stones throw" of the town centre, shops, bars and restaurants.

The "award winning" Congleton Park is found at the end of Mill Green, 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 HALL : Access to lounge/diner through to kitchen, bedroom and bathroom. Intercom system. Wood effect flooring. Two ceiling light points. Radiator. Access to storage cupboard.

LOUNGE/DINER 17' 2" x 10' 10" (5.23m x 3.30m): Open plan with double glazed patio doors opening onto a Juliette balcony. Access to the kitchen. Coving to ceiling. Ceiling light point. Radiator.

KITCHEN 8' 9" x 7' 11" (2.66m x 2.41m): Range of white laminate and wood effect wall and base units with stainless steel sink and mixer tap. Electric oven and hob with overhead extractor fan. Tiled splashback. Tiled floor. Integrated fridge/freezer, washer dryer and dishwasher.



BEDROOM 13' 3" x 10' 9" (4.04m x 3.27m) plus wardrobe space: Built in wardrobes. Double glazed window to rear aspect with woodland view. Two ceiling light points. Radiator.

BATHROOM 7' 10" x 6' 0" (2.39m x 1.83m): Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with electric shower over. Lino flooring. White ladder style radiator. Inset lighting.

Outside : Allocated parking.

TENURE: Leasehold. 981 out of 999 years remaining. Ground Rent £136.03 per annum. Service charge £1,269.90 per annum.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 1JG



Energy Performance Certificate

108, Mill Green, CONGLETON, CW12 1JG

Dwelling type:Mid-floor flat

Date of assessment:20 February 2020

Date of certificate:21 February 2020

Reference number:0966-2820-6620-2120-6511

Type of assessment:RdSAP, existing dwelling

Total floor area:47 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 1,257 |
| Over 3 years you could save | £ 69 |

| Estimated energy costs of this home | | | |
|-------------------------------------|--------------------|--------------------|--------------------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 213 over 3 years | £ 129 over 3 years | You could save £ 69 over 3 years |
| Heating | £ 219 over 3 years | £ 234 over 3 years | |
| Hot Water | £ 825 over 3 years | £ 825 over 3 years | |
| Totals | £ 1,257 | £ 1,188 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus)A

(81-91)B

(69-80)C

(55-68)D

(39-54)E

(21-38)F

(1-20)G

Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 80 | 81 |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Low energy lighting for all fixed outlets | £30 | £ 72 |

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

www.timothyabrown.co.uk

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