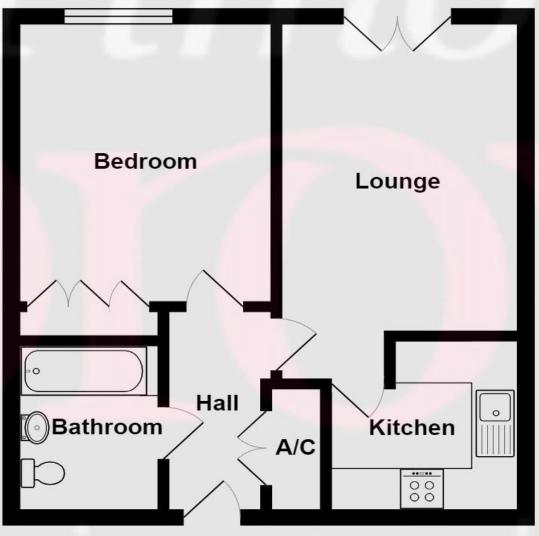
All contents, positioning & measurements are approximate and for display purposes only Plan produced by Thorin Creed



**Second Floor** Total Area: 47.5 m<sup>2</sup>

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 if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR Tel: 01260 271255 Email: contact@timothyabrown.co.uk



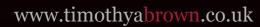














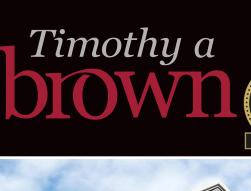
Congleton, Cheshire CW12 1JG

Selling Price: £105,000





- 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

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

Outside: Allocated parking.

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

SERVICES: Electricity, water and drainage are

**VIEWING**: Strictly by appointment through sole selling

**DIRECTIONS: SATNAV CW12 1JG** 

ceiling light points. Radiator.

lighting.

£1,269.90 per annum.

connected (although not tested).

agent TIMOTHY A BROWN.

**LOCAL AUTHORITY: Cheshire East** 

TAX BAND: B

## **Energy Performance Certificate**



108, Mill Green, CONGLETON, CW12 1JG

Mid-floor flat 0966-2820-6620-2120-6511 Dwelling type: 20 February 2020 21 February 2020 Type of assessment: Date of certificate: Total floor area: 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

£ 219 over 3 years

£ 825 over 3 years

Over 3 years you could save			£ 69
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future saving:
Lighting	£ 213 over 3 years	£ 129 over 3 years	

£ 234 over 3 years

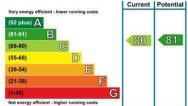
£ 825 over 3 years

£ 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.

Heating

Hot Water



Totals £ 1,257

The graph shows the current energy efficiency of you

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

The EPC rating shown here is based on standard

# 1 Low energy lighting for all fixed outlets







www.timothyabrown.co.uk