



38 Priesty Court

Congleton, Cheshire CW12 4AH

Selling Price: £150,000

- NO CHAIN
- FIRST FLOOR SPACIOUS RETIREMENT APARTMENT
- TWO BEDROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- RESIDENTS COMMUNAL LOUNGE
- LIAISON OFFICER
- COMMUNAL GARDEN
- RESIDENTS PARKING

FOR SALE BY PRIVATE TREATY (Subject to contract)

****NO CHAIN****

Over 60's first floor spacious retirement apartment, attractive well planned development, walking distance of the town centre.

A well presented spacious and bright first floor apartment which enjoys being within walking distance of Congleton town centre and it's amenities.

The overall site is well maintained with clean and tidy buildings in communal areas and delightful mature landscaped grounds.

The property offers good storage with two store cupboard rooms and access to the loft. Briefly the accommodation comprises: communal entrance, apartment entrance hall, lounge with bay window, kitchen, two bedrooms and bathroom. There is also a valuable store room, PVCu double glazing, gas central heating and a warden call.

The property enjoys a pleasant outlook.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Part glazed external door giving access to the entrance hall.

ENTRANCE HALL : L Shaped. Radiator. Access to loft. Voice com. Emergency cord pull system. Doors giving access to the lounge, bedrooms, shower room and store room.

LOUNGE DINER 17' 0" x 11' 5" (5.18m x 3.48m) maximum into bay: Feature PVCu double glazed bay window to the front aspect. PVCu double glazed window to the side aspect. Radiator. Pendant light plus two wall light points. Decorative coving to ceiling. Electric fire suite. Emergency cord pull system. Door entry system. Door giving access to the kitchen.

KITCHEN 5' 7" x 11' 5" (1.70m x 3.48m): PVCu double glazed window to the side aspect. Traditional white kitchen suite with wood effect work surfaces. Space for a slot-in cooker. Space for a tall fridge freezer. Space and plumbing for washing machine. Stainless steel sink and drainer unit. Splash back tiled walls. Vinyl floor.

BEDROOM 1 FRONT 11' 4" x 11' 1" (3.45m x 3.38m): PVCu double glazed window to the front aspect. Radiator. Emergency cord pull system.

BEDROOM 2 FRONT 7' 1" x 11' 0" (2.16m x 3.35m): PVCu double glazed window to front aspect. Radiator.

SHOWER ROOM : White suite comprising: low level W.C., wash hand basin set in vanity unit and large walk-in shower cubicle. Radiator. Tiled walls. Emergency cord pull system. Door to recessed shelved cupboard housing Potterton combi gas central heating boiler.

STORE ROOM 5' 6" x 4' 0" (1.68m x 1.22m): Hanging rail. Fitted shelving. Light.

OUTSIDE : Delightful landscaped communal gardens. Residents parking.

TENURE : We are lead to believe that the lease terms are as follows, however, this should be confirmed via the solicitors prior to purchase. Leasehold. 99 years from 20/12/2012. 87 years remaining. Service charge is £1,680 per annum to include communal cleaning and gardening. Heating and lighting to communal areas. Liaison officer. Buildings insurance and use of communal lounge. Ground rent is £30 per annum.

SERVICES : 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: C

DIRECTIONS: SATNAV: CW12 4AH



Total Area: 59.7 m²

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



Energy performance certificate (EPC)



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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