



Total Area: 56.6 m²
All contents, positioning &
measurements are approximate
and for display purposes only
Plan produced by Thorin Creed



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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4 Bollington House

Canal Road, Congleton, Cheshire CW12 3AP

Selling Price: £130,000

- MODERN TWO BED GROUND FLOOR APARTMENT
- EN SUITE SHOWER ROOM
- ALLOCATED PARKING SPACE
- CANALSIDE LOCATION
- WITHIN WALKING DISTANCE OF THE TOWN CENTRE & LOCAL AMENITIES
- SHORT WALK TO CONGLETON TRAIN STATION
- NO ONWARD CHAIN

A GROUND FLOOR MODERN AND FUNKY TWO BEDROOM APARTMENT - WITHIN WALKING DISTANCE TO THE TOWN CENTRE AND RAILWAY STATION, AND WITH THE MACCLESFIELD CANAL BEHIND.

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

CLEAN LINES, CONTEMPORARY INTERIOR.

This modern 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. alarm and allocated residents parking. The kitchen is fitted with a range of modern cream hi gloss units and integrated appliances to include hob, oven, fridge, freezer, washer-dryer and dishwasher. The bathroom and ensuite are white and both with showers.

AN UNCONVENTIONAL PAD WITH PLENTY TO OFFER.

The accommodation briefly comprises: (all dimensions are approximate)

MAIN FLAT ENTRANCE : Softwood door to:

HALL : Dimplex wall mounted electric radiator. Built in cupboard housing hot water cylinder. Door to:

LIVING/DINING KITCHEN 18' 5" x 13' 2" (5.61m x 4.01m) maximum: Two timber framed double glazed windows to front aspect. Two dimplex wall mounted electric radiators. Television aerial point. Range of cream laminated fronted wall and base units having grey granite effect working surfaces over. Inset stainless steel sink having mixer tap. Inset 4-ring Halogen hob having electric oven below and extractor fan over. Integrated dishwasher. Integrated washing



machine. Integrated fridge and freezer. Tiled floors to kitchen area.

BEDROOM 1 REAR 13' 7" x 9' 8" (4.14m x 2.94m) Plus door recess: Timber framed double glazed window to rear aspect. Dimplex wall mounted electric radiator. Television aerial point. BT telephone point (subject to BT approval).

EN SUITE SHOWER ROOM : Ceramic tiled floor. Half tiled walls. Suite comprising: low level W.C., pedestal wash basin, enclosed shower cubicle having mains fed shower. Chrome ladder style heated towel radiator. Shaver point. Extractor fan.

BEDROOM 2 REAR 9' 1" x 8' 5" (2.77m x 2.56m): Timber framed double glazed window to rear aspect. Television aerial point. BT Telephone point (subject to BT approval). Dimplex wall mounted electric radiator.

BATHROOM : Ceramic tiled floor. Half tiled walls. White suite comprising: low level W.C., pedestal wash basin and panelled bath having mains fed shower unit over with glazed shower screen. Chrome ladder style heated towel radiator. Shaver point. Extractor fan.

Outside : One allocated parking space.

TENURE: Leasehold. 112 out of 125 years remaining. Ground rent £200 per annum. Service charge £1,331.57 per annum.

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



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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 3AP

Energy performance certificate (EPC)

4 Bollington House
Canal Road
CONGLETON
CW12 3AP

Energy rating

C

Valid until:

12 November 2034

Certificate number:

7334-7829-9409-0957-3292

Property type

Ground-floor flat

Total floor area

57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

69

C

83

B

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

