

# Timothy a brown



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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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[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

## 75 Mill Green

Mill Green, Congleton, Cheshire CW12 1GD

**Selling Price: £170,000**

- MODERN FIRST FLOOR APARTMENT
- SPACIOUS LOUNGE DINER WITH JULIETTE BALCONY
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- DESIGNATED CAR PARKING SPACE
- CLOSE TO TOWN CENTRE & CONGLETON PARK
- NO CHAIN



**\*\*A Luxurious Retreat in a Prime Location\*\***  
**\*\*NO ONWARD CHAIN\*\***

Discover the epitome of modern living in this stunning first-floor apartment.  
**\*\*New carpets & new blinds in the lounge & bedrooms\*\***

- Key Features:**
- Prime Location:** Situated in a peaceful and exclusive gated community.
  - Spacious Layout:** Two double bedrooms, two bathrooms, and a generous lounge/dining room.
  - Modern Amenities:** Full PVCu double glazing, central heating, and a designated parking space.

**Experience the Best of Congleton:** Mill Green is in a fantastic central location, with the town centre of Congleton literally a short walk away, offering its array of 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.



Don't miss this opportunity to own a luxurious and stylish apartment in a prime location.

- The accommodation briefly comprises**  
(all dimensions are approximate)
- ENTRANCE :** Flat entrance door to:
  - PRIVATE VESTIBULE :** Door to:
  - HALL :** Coving to ceiling. Single panel central heating radiator. Boiler cupboard housing Electra Mate electric heater.
  - LOUNGE/DINING ROOM 17' 1" x 11' 5" (5.20m x 3.48m):** Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. PVCu double glazed french doors to Juliette balcony.
  - KITCHEN 11' 4" x 6' 0" (3.45m x 1.83m):** PVCu double glazed window to side aspect. LED downlighters inset. Modern pine effect eye level and base units with marble effect preparation surface over with stainless steel single drainer sink unit inset. Built-in stainless steel 4-ring electric hob with double electric oven/grill below and extractor hood over. Integrated dishwasher, fridge and freezer and washing machine. Single panel central heating radiator.
  - BEDROOM 1 FRONT 16' 0" x 8' 9" (4.87m x 2.66m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Two built-in double wardrobes.
  - EN SUITE 6' 0" x 6' 0" (1.83m x 1.83m) plus shower cubicle:** LED downlighters inset. White suite comprising: low level W.C., pedestal wash hand basin and shower cubicle with boiler fed shower and bi-fold door. Tiled to half height and shower splashbacks. Single panel central heating radiator. Full length store cupboard.
  - BEDROOM 2 SIDE 12' 0" x 8' 8" (3.65m x 2.64m):** PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.



- BATHROOM 8' 9" x 6' 8" (2.66m x 2.03m):** Low voltage downlighters inset. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with telephone handset bath/shower mixer. Stone effect tiles to half height. Single panel central heating radiator.
- TENURE :** Leasehold. For a term of 999 years from 1 January 2003. Anticipated service charge amount from 1st January 2025 to 31st December 2025 is £1,883.98 per annum. This includes: ground maintenance, electricity, repairs, maintenance, cleaning, window cleaning in communal areas, gate maintenance and building insurance.
- SERVICES :** Mains, electricity, water and drainage are connected.
- VIEWING :** Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**
- LOCAL AUTHORITY:** Cheshire East Council
- TAX BAND:** C
- DIRECTIONS:** SATNAV: CW12 1GD

