



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
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg Office: 2-4 West Street Congleton Cheshire CW12 1JR

30 Priesty Court,
Somersford House, Congleton,
Cheshire CW12 4AH

Selling Price: £119,950

- GROUND FLOOR RETIREMENT APARTMENT
- ONE DOUBLE BEDROOM
- FITTED KITCHEN. LOUNGE/DINER
- MODERN WET ROOM
- FULL PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- RESIDENTS' LOUNGE, GUEST ROOM & AMPLE PARKING
- LOVELY OUTLOOK OVER MATURE GARDENS
- SHORT WALKING DISTANCE TO TOWN CENTRE
- NO CHAIN

OFFERED WITH NO CHAIN

COMPETITIVELY PRICED

THESE PRESTIGIOUS RETIREMENT APARTMENTS ARE IN CONSTANT DEMAND

A PRIVATELY POSITIONED GROUND FLOOR (no stairs to climb) ONE BEDROOM SELF CONTAINED RETIREMENT APARTMENT

SITUATED IN THE HEART OF CONGLETON TOWN CENTRE. THIS APARTMENT ENJOYS A DISCREET GROUND FLOOR ASPECT WITH AN OUTLOOK OVER THE ESTABLISHED MATURE GARDENS.

Private entrance hall, lounge/diner, fitted kitchen, DOUBLE bedroom, MODERN WET ROOM. Full PVCu double glazing and gas central heating.

Residents' lounge and guest flat. Ample residents' and visitors parking. Views over beautifully maintained communal gardens. Easy reach of town centre.

Situated on a popular and highly regarded development in the heart of Congleton allowing access to the town centre's shops and amenities, which are all within a short walk.

On-site assistance and with full use of the resident's lounge, plus facilities to include hairdressers and guest accommodation, and transport supplied by Cheshire East to the local supermarket.

This particular ground floor apartment has the advantage being on the level (so no stairs to climb), and overlooks Priesty Court's immaculate gardens and is fully gas centrally heated and PVCu double glazed.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Solid wooden door to front with opaque inserts.

ENTRANCE HALL : Coving to ceiling. Single panel central heating radiator. Door to full length cloaks cupboard. Door to storage cupboard. Intercom handset. 13 Amp power points. Doors to all rooms.

KITCHEN 8' 4" x 7' 0" (2.54m x 2.13m): PVCu double glazed window to rear aspect. Coving to ceiling. Range of birch effect fronted eye level and base units with under pelmet lighting having matching roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4-ring electric hob with fan assisted electric oven/grill below with integrated extractor hood over. Matt finished stone effect tiles to splashbacks with mosaic border. Integrated fridge. Space and plumbing for washing machine. Double panel central heating radiator. 13 Amp power points. Recently installed replacement Glow-worm gas central heating condensing boiler.

LOUNGE/DINER 15' 9" x 12' 9" (4.80m x 3.88m) into bay: PVCu double glazed walk-in bay window to side aspect. PVCu double glazed window to rear aspect. Two ceiling light points. Inset living flame electric fire set on marble effect hearth and back with wooden fire surround. One double and one single central heating radiator. 13 Amp power points. Two television aerial points. BT telephone point (subject to BT approval).

BEDROOM 1 13' 2" x 10' 8" (4.01m x 3.25m): PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Range of limed birch effect bedroom furniture comprising: four single wardrobes, two double overhead store cupboard, dressing table and two sets of bedside drawers.

WET ROOM 7' 0" x 5' 4" (2.13m x 1.62m): White suite comprising: low level W.C. and wash hand basin. Shower area with mains fed shower. Fully tiled walls. Single panel central heating radiator. Extractor fan.

Outside : There is ample parking for residents and visitors together with superb communal gardens.

TENURE : Leasehold. 999 years from 23/12/1981. 956 years remaining. Annual Service Charge £1,620.00.

SERVICES : All mains services 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 4AH

EPC RATING 'C':

Energy performance certificate (EPC)

30 Priesty Court CONGLETON CW12 4AH	Energy rating C	Valid until: 11 June 2033
Property type Mid-floor flat		Certificate number: 0300-2678-6260-2507-6785
Total floor area 50 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 C.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

