

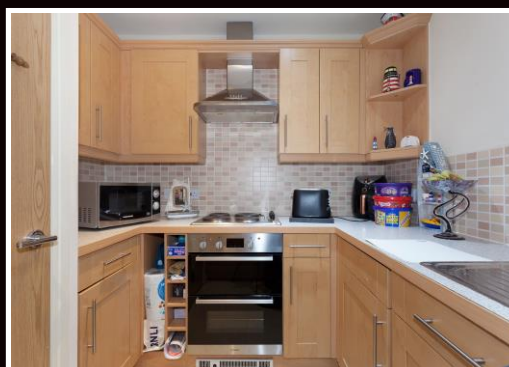
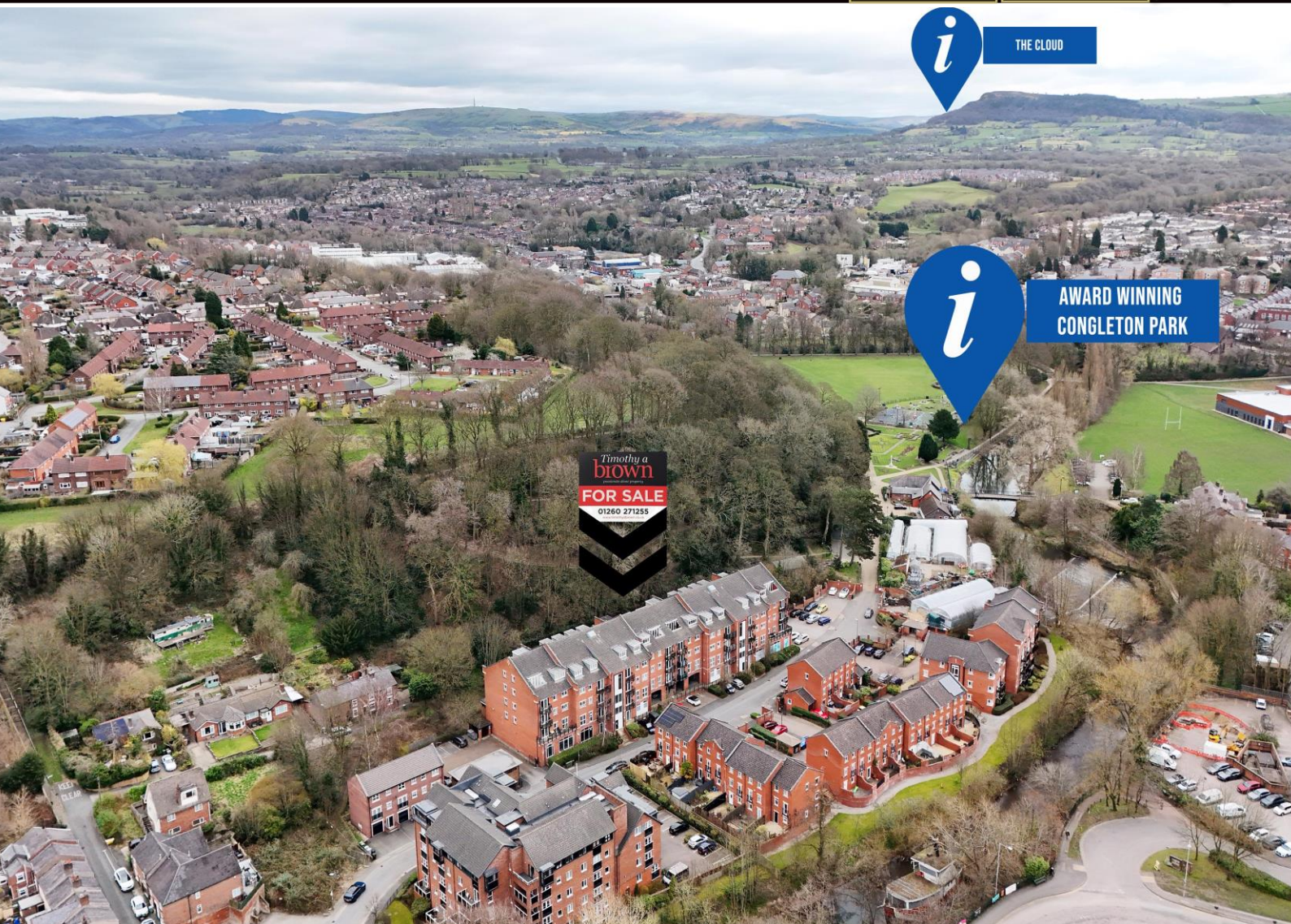
# Timothy a brown



THE CLOUD



**AWARD WINNING  
CONGLETON PARK**



## 48 Mill Green

Congleton, Cheshire CW12 1JG

**Selling Price: £115,000**

- NO ONWARD CHAIN
- PRIME RENTAL INVESTMENT OPPORTUNITY
- STYLISH ONE BEDROOM APARTMENT
- SECOND FLOOR WITH LIFT & STAIR ACCESS
- SPACIOUS LOUNGE/DINER WITH WOODLAND ASPECT
- EASY WALK TO TOWN CENTRE, PARK & LEISURE CENTRE
- DESIGNATED PARKING SPACE



# FOR SALE BY PRIVATE TREATY (Subject to contract)

**Effortless Modern Living: Your Congleton Sanctuary Awaits (No Chain!) Seize this rare opportunity!**

**A motivated vendor presents a stylish, one-bedroom second-floor apartment in the coveted Mill Green development – ready for you to move in, chain-free.**

**Imagine:**

**Urban Convenience & Tranquil Retreat:** Step into a world where vibrant town centre living seamlessly blends with peaceful riverside walks and the lush greenery of award-winning Congleton Park, all just moments from your doorstep.

**Modern Comfort & Efficiency:** This apartment boasts a spacious lounge/diner with a Juliette balcony overlooking a serene wooded area, a sleek fitted kitchen with integrated appliances, and a tranquil double bedroom.

**Turnkey Perfection:** Enjoy the convenience of a designated parking space, lift and stairwell access, and an apartment designed for economical living with full central heating and double glazing.

**Inside, discover:**

- A welcoming reception hall with ample storage.
- A contemporary bathroom with a white suite and electric shower.
- A peaceful double bedroom with picturesque woodland views.
- A bright and airy lounge/diner, perfect for entertaining or relaxing.
- A modern kitchen equipped with a hob, oven, dishwasher, washing machine, and fridge/freezer.

**This is more than just an apartment; it's a lifestyle upgrade. A chance to embrace modern living in a prime location, with the vibrant heart of Congleton at your fingertips.**

**Don't miss this exceptional opportunity – schedule your viewing today!**

**The accommodation briefly comprises**

(all dimensions are approximate)

**FRONT ENTRANCE :**

**HALL 13' 0" x 4' 4" (3.96m x 1.31m):** Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Cupboard housing central heating boiler.

**LOUNGE 17' 8" x 10' 6" (5.39m x 3.2m):** Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). French doors to Juliette balcony.

**KITCHEN 9' 5" x 5' 10" (2.88m x 1.78m):** Low voltage downlighters inset. Contemporary style beech effect laminate fronted eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in four ring electric hob with matching double oven/grill below and extractor hood over. Integrated fridge and freezer. Integrated dishwasher. Integrated washer/dryer. Mosaic tiles to splashbacks. 13 Amp power points.

**BEDROOM 10' 5" x 5' 7" (3.18m x 1.71m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Triple built-in wardrobe.

**BATHROOM 9' 7" x 5' 3" (2.93m x 1.6m):** Low voltage downlighters inset. White suite comprising: Panelled bath with Triton electric shower over. Pedestal wash hand basin. Low level w.c. Wall mounted towel radiator. Shaver point. Tiled to splashbacks.

**Outside :** One designated parking space.

**SERVICES :** Electricity, water and drainage are connected (although not tested).

**TENURE :** Leasehold. 999 year lease. 981 years remaining. Ground rent: £136.03 per annum. Service charge: £1,300 per annum. (Subject to solicitors verification).

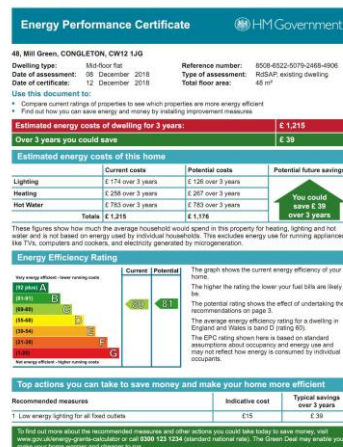
**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

**DIRECTIONS:** SATNAV: CW12 1JG





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#### 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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