

# Timothy a brown



**6 Tudor Court,**  
Congleton, Cheshire CW12 4AY

**Selling Price: £120,000**

- MODERN SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING DINING KITCHEN
- JACK & JILL BATHROOM
- FULL DOUBLE GLAZING & GAS CENTRAL HEATING
- DESIGNATED RESIDENTS PARKING SPACE
- IDEAL FOR SINGLES, COUPLES OR INVESTORS
- SHORT WALK TO TOWN CENTRE
- NO CHAIN



## FOR SALE BY PRIVATE TREATY (Subject to contract)

### "Smart Investment, Stylish Living - Prime Congleton Apartment (No Chain!)"

Unlock an exceptional opportunity with this modern two-bedroom second-floor apartment, perfectly positioned for both comfortable living and lucrative investment.

Tucked away in a desirable location, it's a mere stone's throw from Congleton's thriving town centre. Inside, discover a spacious and well-planned layout featuring an inviting open-plan living/dining kitchen – the perfect backdrop for modern living. Two generous double bedrooms and a practical Jack and Jill bathroom provide ample space.

Enjoy the convenience of designated residents parking, full double glazing, and gas central heating. Congleton's vibrant atmosphere is right on your doorstep, offering a fantastic selection of eateries, pubs, and leisure facilities. For outdoor enthusiasts, the breathtaking scenery of the Peak District National Park is easily accessible. The town itself provides all your daily needs, from supermarkets to independent retailers and essential services.

**Whether you're a first-time buyer, a cosy couple, or a discerning landlord seeking a high-demand property, this smart pad offers an unbeatable combination of style, location, and investment potential – all with the added benefit of no onward chain!**

#### The accommodation briefly comprises:

(all dimensions are approximate)

**ENTRANCE** : Communal entrance hall leading to communal staircase to the second floor.

**PRIVATE ENTRANCE** : Hardwood entrance door leading to:

**HALL** : Single panel central heating radiator.

**OPEN PLAN LOUNGE / KITCHEN DINER 18' 7" x 18' 3" (5.66m x 5.56m)** maximum into bay: Timber framed sealed unit double glazed bay window to front aspect. Two single panel central heating radiators. Feature opaque glazed block window to hallway. Television aerial point. BT telephone point (subject to BT approval). Intercom handset. Fitted with a range of wood grain effect wall and base units having granite effect preparation surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap. Inset 4-Ring gas hob having electric oven below and extractor hood over. Space and plumbing for washing machine. Space for under counter fridge and freezer. Built-in storage cupboard. Tiles to splashbacks. Wall mounted Ideal Logic gas central heating boiler.

**BEDROOM 1 REAR 12' 0" x 10' 2" (3.65m x 3.10m)**: Timber framed sealed unit double glazed window to rear aspect. Single panel central heating radiator. Television aerial point. Telephone point.

**BEDROOM 2 REAR 12' 1" x 8' 0" (3.68m x 2.44m)**: Timber framed sealed unit double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 7' 2" x 7' 0" (2.18m x 2.13m)**: Single panel central heating radiator. White suite comprising low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Tiles to splashbacks. Extractor fan. Shaver point.

**OUTSIDE** : One allocated parking space.

**TENURE** : Leasehold. 999 years from 2002 with 976 years remaining. Annual service charge £1,140.00.



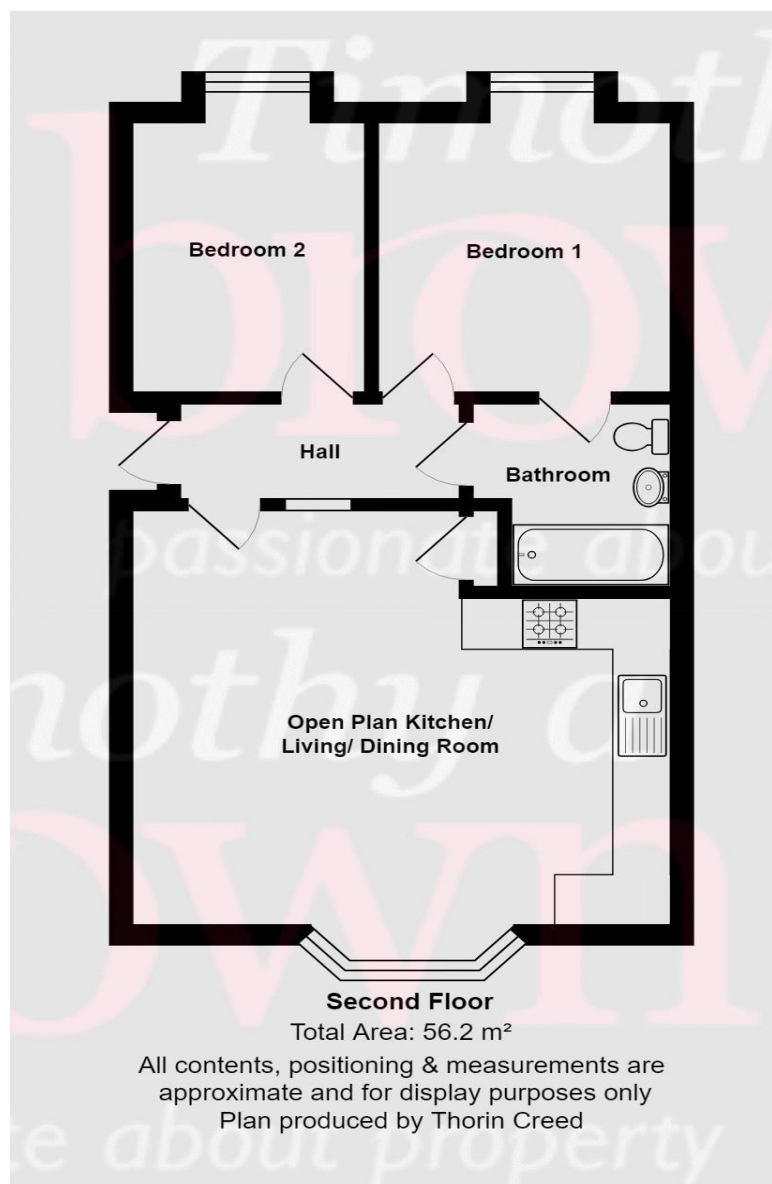
**SERVICES** : All mains services are connected (although not tested).

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

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: C

**DIRECTIONS**: SATNAV: CW12 4AY



## Energy performance certificate (EPC)

Flat 6 Tudor Court Moody Street CONGLETON CW12 4AY	Energy rating <b>C</b>	Valid until: <b>5 March 2029</b>
		Certificate number: <b>0250-2882-6078-9701-2175</b>

Property type	Top-floor flat
Total floor area	56 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.

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

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.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

#### 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.

2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



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

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