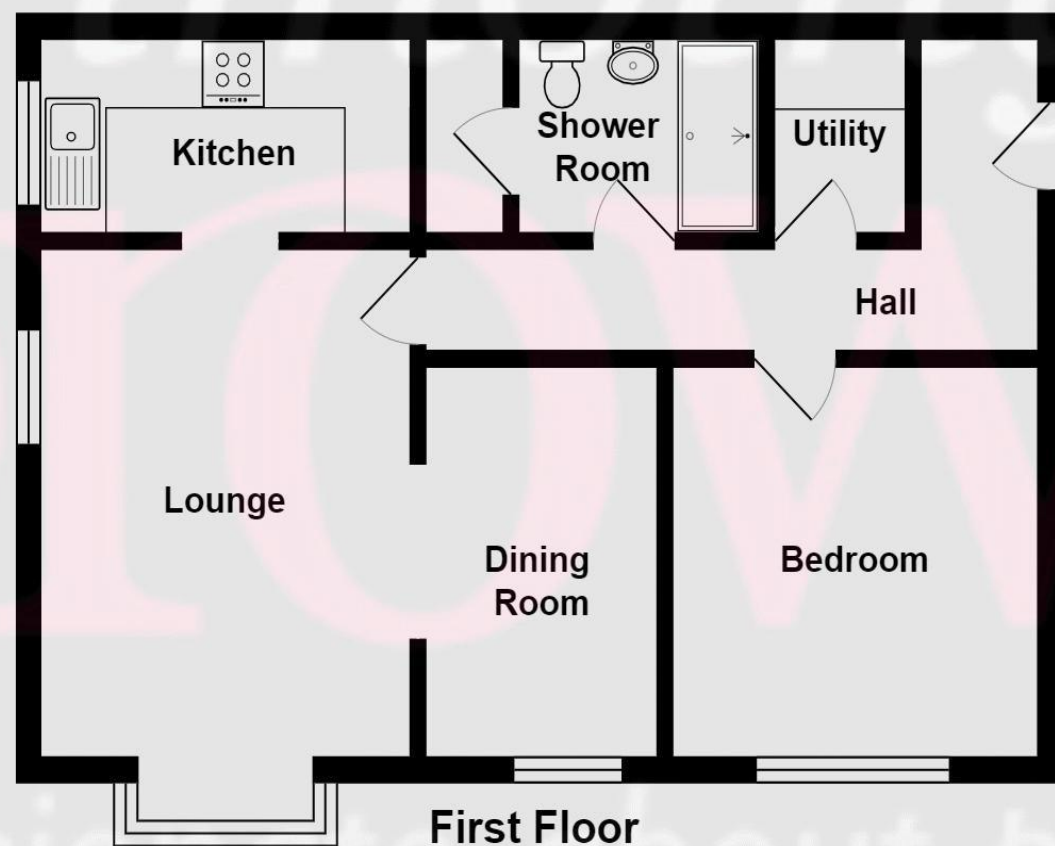


# Timothy a brown



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

**11 Priesty Court**  
Congleton, Cheshire CW12 4AH

**Selling Price: £156,000**

- MODERNISED INTERIOR
- SPACIOUS RETIREMENT APARTMENT
- MODERN KITCHEN & SHOWER ROOM
- FIRST FLOOR WITH LOVELY VIEWS
- IMMACULATE COMMUNAL GARDEN
- RESIDENT & VISITOR PARKING
- ON SITE WARDEN
- WALKING DISTANCE TO TOWN CENTRE SHOPS



FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\* WATCH OUR NEW INTERACTIVE TOUR\*\*\*

\*\*\*THESE PRESTIGIOUS RETIREMENT APARTMENTS ARE IN CONSTANT DEMAND\*\*\*

PROBABLY THE MOST LUXURIOUS APARTMENT WITHIN PRIESTY COURT!! A METICULOUSLY MAINTAINED AND FULLY MODERNISED SELF CONTAINED RETIREMENT APARTMENT. SITUATED IN THE HEART OF CONGLETON TOWN CENTRE. THIS APARTMENT ENJOYS A PARTICULARLY LOVELY ASPECT WITH AN OUTLOOK OVER THE ESTABLISHED MATURE GARDENS.

A spacious first floor one bedroom purpose built retirement apartment having been modernised to a impressively high standard set within pleasant landscaped grounds and with lovely views to the front aspect.

This originally was a two bedroom property which could be returned back to two very easily).

The location is very convenient as it is positioned just off, and walking distance to Congleton's vibrant shopping centre. Priesty Fields, a little nearby lane leads to a foot path which quickly gives access to the spectacular local open countryside. The path is just minutes' walk from the property and a country walk could easily become a daily routine.



The property is fortunate to enjoy it's lovely reaching views as many of the properties do not benefit from this feature.

The grounds are smart and beautifully kept. Properties are nicely spaced out within the immaculate landscaped gardens and parking facilities for visitors and guests are conveniently set out in front of the apartment. With on-site assistance and with full use of the resident's lounge and offering facilities such as hairdressers, laundry and guest accommodation.

The accommodation briefly comprises (all dimensions are approximate)

APARTMENT ENTRANCE HALL : Part glazed external door. L shaped hallway affording space for furniture. Single panel central heating radiator. Access to the lounge, double bedroom, bathroom and store room.

LOUNGE 16' 5" x 11' 2" (5.00m x 3.40m): Multi aspect room with PVCu double glazed feature bay window and further PVCu double glazed window to the side aspect. Attractive tree top reaching views to the front and views over the landscaped gardens at the side. Double panel and single panel chrome central heating radiators. Chrome 13 Amp power points. Large squared off opening to:

DINING ROOM/STUDY/FORMER BEDROOM 2 11' 3" x 7' 1" (3.43m x 2.16m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Single panel central heating radiator. Chrome 13 Amp power points.

KITCHEN 11' 4" x 5' 7" (3.45m x 1.70m): PVCu double glazed window to the side aspect overlooking the gardens. Low voltage downlighters inset. Modern hi gloss eye level and base units in white with grey oak effect preparation surfaces. Built-in 4 ring halogen hob with extractor hood over. Built-in fan assisted



electric oven/grill with combination microwave above. Stainless steel single drainer sink unit inset. Integrated Neff dishwasher, Lamona fridge and freezer. Single panel central heating radiator. 13 Amp power points.

UTILITY 5' 6" x 4' 0" (1.68m x 1.22m): Space and plumbing for washing machine. 13 Amp power points.

BEDROOM 1 11' 3" x 11' 2" (3.43m x 3.40m): PVCu double glazed window to the front aspect with reaching tree top views. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 7' 4" x 5' 6" (2.23m x 1.68m): Low voltage downlights inset. Contemporary white suite comprising: low level W.C. with concealed cistern, Wash hand basin set in vanity unit with double cupboard below and chrome mixer tap. Large walk-in shower cubicle with glass sliding door housing a thermostatically controlled mains fed shower. Contemporary shower boarding. Extractor fan. Chrome centrally heated towel radiator. Door to airing cupboard housing Glow Worm gas central heating combi boiler.

TENURE : Leasehold. Service charge £160 p.c.m. Ground rent £30 p.a.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 4AH

