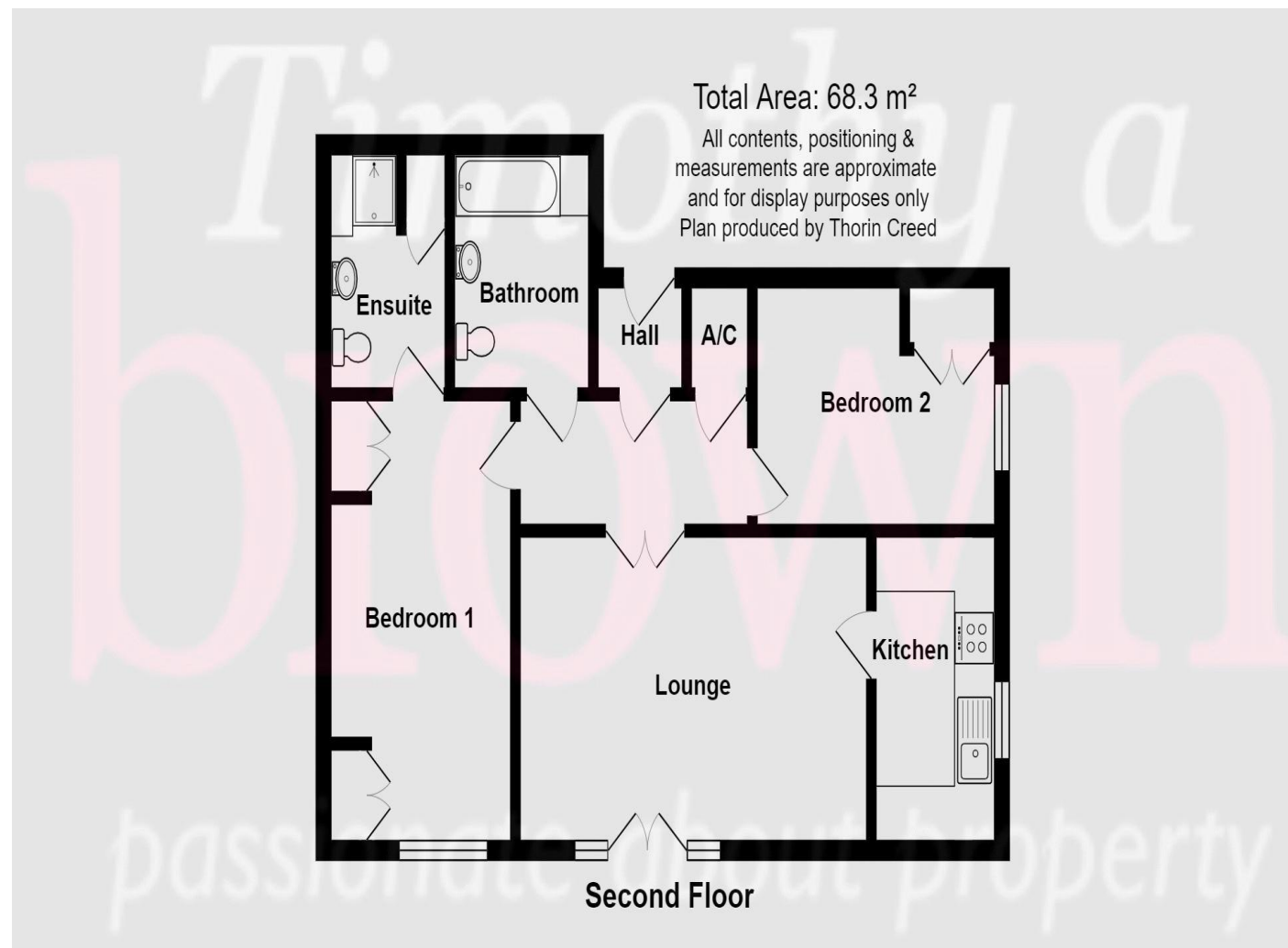


Timothy a brown



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

87 Mill Green
Congleton, Cheshire CW12 1GD

Selling Price: £164,900

- MODERN SECOND 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

Your Urban Sanctuary: Sophisticated Second-Floor Apartment in Prime Gated Setting – Available with No Onward Chain Indulge in luxury living within this captivating second-floor apartment, situated in a highly desirable, serene, and secure gated community.

Freshly installed sumptuous new carpets adorn the property all through, ensuring a fresh and elegant ambiance from the moment you step inside.

Property Features at a Glance:

Exclusive Address: Nestled within a gated community, offering peace of mind and an enviable lifestyle.

Expansive Interiors: Featuring two generously sized double bedrooms, two bathrooms, and an open-plan lounge/dining area perfect for both everyday living and entertaining.

Modern Conveniences: Equipped with full PVCu double glazing, efficient central heating, and a dedicated parking space for ultimate convenience.

Live the Congleton Lifestyle: The convenience of Mill Green's central location is unparalleled. You're mere moments on foot from Congleton town centre, where you can immerse yourself in its charming shops, lively bars, and diverse dining scene. Just beyond your doorstep lies the



acclaimed Congleton Park, a picturesque haven complete with children's play areas, open fields, and the recently opened multi million pound leisure – a modern hub fitness centre, with pool and spa facilities.

Seize the opportunity to acquire this excellently presented and highly desirable apartment, offering both a luxurious retreat and immediate access to Congleton's finest amenities.

The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE TO :

VESTIBULE : 13 Amp power points.

HALL : Single panel central heating radiator. Intercom handset. Cupboard housing central heating boiler. Access to roof space. Double doors to:

LOUNGE 5.21m (17ft 1in) x 3.48m (11ft 5in) : PVCu double glazed French doors to front aspect. Coving to ceiling. Two single panel central heating radiators. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. Doors to:

KITCHEN 3.48m (11ft 5in) x 1.78m (5ft 10in) : PVCu double glazed window to side aspect. Range of beech effect eye level and base units having stardust effct plastic laminate preparation surfaces to three walls with single drainer stainless steel sink unit inset. Built-in 4-ring electric hob with fan assisted electric double oven and grill below with stainless steel canopy extractor over. Integrated fridge, freezer, dishwasher and washing machine. Single panel central heating radiator. 13 Amp power points. Tiled to splashbacks. Thermoplastic floor tiles as laid.

BEDROOM 1 FRONT 4.93m (16ft 2in) x 2.67m (8ft 9in) maximum: PVC double glazed window to side aspect. Single panel central



heating radiator. 13 Amp power points. Television aerial point. BT telephone point. Two built-in double wardrobes. Door to:

En Suite : White suite comprising: low level w.c., pedestal wash hand basin and enclosed shower cubicle housing mains fed shower. Single panel central heating radiator. Half tiled walls. Store cupboard. Inset downlighters.

BEDROOM 2 SIDE 3.58m (11ft 9in) x 2.64m (8ft 8in) maximum: PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Built-in wardrobe.

BATHROOM : White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with telephone handset bath/shower mixer tap. Single panel central heating radiator. Tiled to half height. Inset downlighters

OUTSIDE : Automatic gates to parking area. Allocated parking space.

TENURE : Leasehold. 999 years from 1st January 2005 with 979 years remaining. Ground rent £202 per annum approx. Service charge £1,950 per annum.

SERVICES : All mains services are connected (although not 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



Energy Performance Certificate

87, Mill Green, CONGLETON, CW12 1GD

Dwelling type:Top-floor flat

Reference number:0448-2012-6211-8700-1244

Date of assessment:04 September 2020

Type of assessment:RdSAP, existing dwelling

Date of certificate:04 September 2020

Total floor area:68 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,505

Over 3 years you could save

£ 234

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 180 over 3 years	
Heating	£ 1,293 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 918 over 3 years	£ 918 over 3 years	
Totals	£ 2,505	£ 2,271	You could save £ 234 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(32 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-40) G

Not energy efficient - higher running costs

Current

Potential

69

72

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 153
2 Low energy lighting for all fixed outlets	£25	£ 81

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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