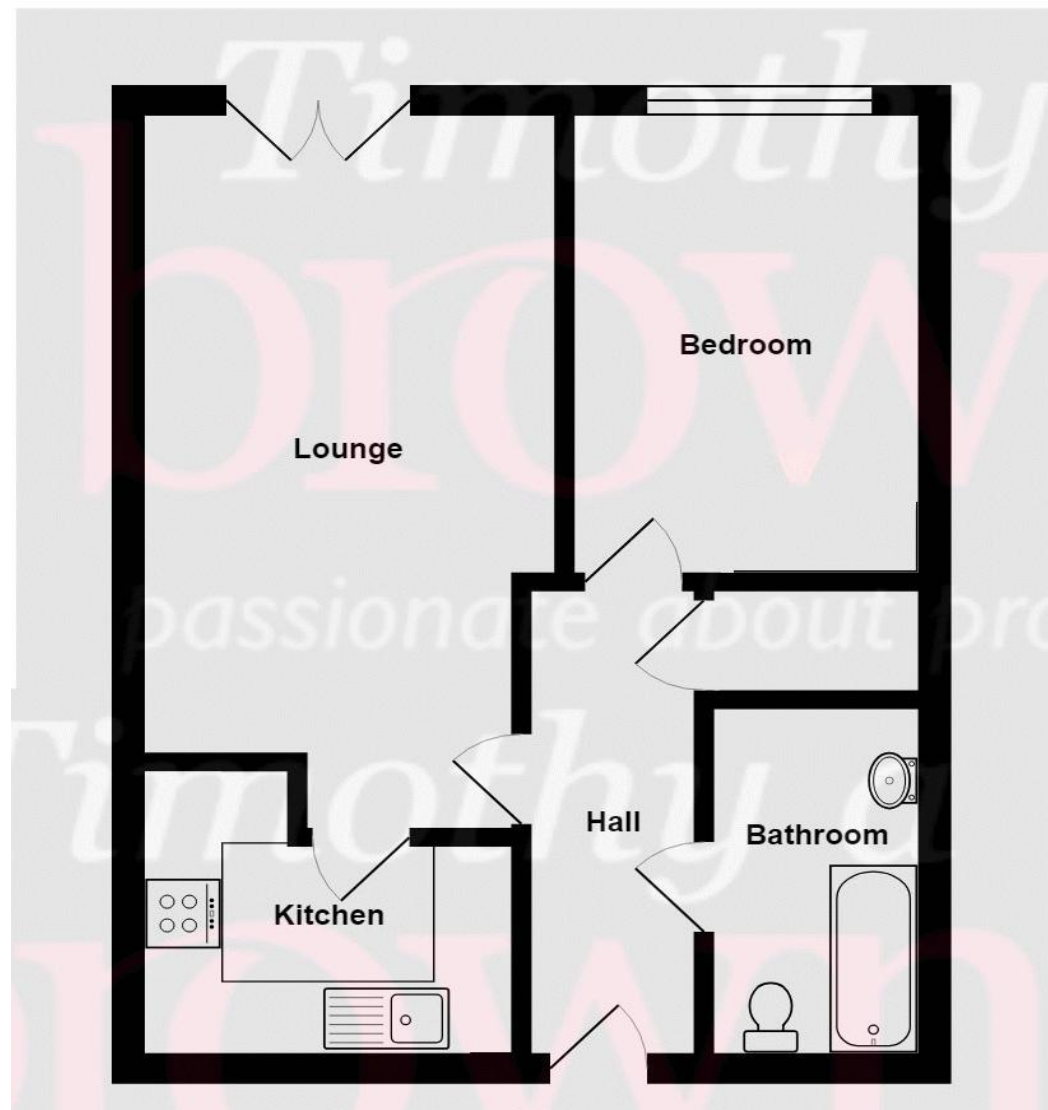


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Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried 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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90 Mill Green
Congleton, Cheshire CW12 1JG

Selling Price: £105,000

- MODERN ONE BEDROOM SECOND FLOOR APARTMENT
- SPACIOUS LOUNGE/DINER WITH JULIETTE BALCONY
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DOUBLE BEDROOM WITH WOODLAND OUTLOOK
- CONTEMPRARY BATHROOM WITH SHOWER OVER BATH
- LIFT & STAIR ACCESS TO ALL FLOORS
- DESIGNATED PARKING SPACE
- FULL CENTRAL HEATING & DOUBLE GLAZING (ECONOMICAL TO RUN)

Stylish One-Bedroom Apartment in Mill Green – Walking Distance to Town & Park

Set within the ever-popular **Mill Green development**, this modern **second-floor apartment** offers style, convenience, and comfort in equal measure. Perfect for first-time buyers, downsizers, or investors, it enjoys a superb location just moments from Congleton town centre and the award-winning Congleton Park.

Inside the Apartment

Step into the welcoming reception hall with handy storage/boiler cupboard. The modern bathroom features a crisp white suite with an electric shower over the bath. To the rear, the double bedroom offers peaceful views over a wooded area.

The spacious lounge is large enough to serve as both living and dining space, and benefits from **French doors opening to a Juliette balcony**, bringing in natural light and leafy views. The fitted kitchen is sleek and well-equipped, complete with hob, oven, dishwasher, washing machine, and fridge/freezer – ideal for easy, modern living.

Key Features

- Modern one-bedroom second-floor apartment

- Spacious lounge/diner with Juliette balcony
- Fitted kitchen with integrated appliances
- Double bedroom with woodland outlook
- Contemporary bathroom with shower over bath
- Lift and stair access to all floors
- Designated parking space
- Full central heating and double glazing (economical to run)

The Location

Mill Green combines the best of both worlds – a peaceful riverside setting by the **River Dane**, yet just a stone’s throw from Congleton town centre with its shops, cafés, bars, and restaurants. At the end of the road lies the **award-winning Congleton Park**, home to play areas, playing fields, and the vibrant **Stock at The Pavilion**, offering relaxed dining in a unique setting.

A private, low-maintenance home in a superb location – move-in ready and ideal for those seeking convenience without compromise.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Cupboard housing central heating boiler.

LOUNGE/DINER 15' 4" x 10' 0" (4.67m x 3.05m): 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 8' 0" x 5' 0" (2.44m x 1.52m): Low voltage downlighters inset. Contemporary style eye level and base units having 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. Tiles to splashbacks. 13 Amp power points.

BEDROOM 13' 10" x 10' 0" (4.21m x 3.05m): PVCu double glazed window to rear aspect. Fitted wardrobes. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point.

BATHROOM 7' 0" x 6' 0" (2.13m x 1.83m): Low voltage downlighters inset. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with electric shower over. Wall mounted centrally heated towel radiator. Shaver point. Extractor fan. Tiled to splashbacks.

Outside : One designated parking space.

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

TENURE : Leasehold. Length of lease: 125 years. Start date: 28/9/2006. Years remaining:106 years. Ground rent: £8.36 per month. Service charge: £119.55 per month.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1JG

