

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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Timothy a brown

www.timothyabrown.co.uk

5 Tudor Court,
Moody Street, Congleton,
Cheshire CW12 4AY

Selling Price: £135,000

- NO ONWARD CHAIN
- STYLISH SECOND FLOOR APARTMENT
- BRIGHT OPEN PLAN LOUNGE DINING AREA
- RECENTLY FITTED KITCHEN
- SPACIOUS DOUBLE BEDROOM
- CONTEMPORARY REFITTED BATHROOM
- DESIGNATED RESIDENTS PARKING SPACE
- PRIME TOWN CENTRE LOCATION

NO CHAIN – Stylish Second-Floor Apartment in the Heart of Congleton!

Perfect for singles, cosy couples, or savvy investors, this smart and contemporary second-floor apartment is tucked away just a short stroll from Congleton town centre. Offering a blend of style, comfort, and practicality, it’s an ideal pad or investment opportunity.

Step inside to discover a bright and spacious open-plan lounge and dining area, complemented by a recently fitted kitchen that perfectly balances functionality with modern design. The apartment features a generous double bedroom and a contemporary refitted bathroom, all finished to a high standard. Fresh carpets and neutral decoration enhance the sense of space, while full double glazing and gas central heating ensure comfort year-round.

Additional perks include a designated residents’ parking space, making life hassle-free.

Location is key: a stone’s throw from the vibrant town centre, where you’ll find a variety of pubs, restaurants, a fitness centre, and convenient shops including Marks & Spencer Simply Food and Tesco, alongside essential services such as chemists, doctors, and dentists. For outdoor enthusiasts, the scenic walks of the Peak District National Park are just a short drive away.



This apartment combines style, convenience, and investment potential – a must-see property!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Communal entrance hall with staircase leading to first and second floor.

PRIVATE ENTRANCE HALL : Hardwood entrance door to:

ENTRANCE VESTIBULE : Door to:

OPEN PLAN LOUNGE/KITCHEN/DINER 23' 9" x 16' 3" (7.23m x 4.95m) max overall:

Kitchen Area 7' 10" x 7' 2" (2.39m x 2.18m): Velux roof light. Modern hi-gloss fronted eye level and base units in light grey having oak effect preparation surfaces over with composite single drainer sink unit inset. Built in 4 ring induction hob with electric fan assisted electric oven/grill below with extractor hood over. Integrated fridge freezer. Space and plumbing for washing machine. 13 Amp power points. Cupboard housing Navien gas combination boiler.

Lounge/Diner 16' 3" x 16' 0" (4.95m x 4.87m): Velux roof light. Access to large, boarded roof space with light, via retractable ladder. Two single panel central heating radiators. 13 Amp power points. Intercom handset. Full length store cupboard.



BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m): Timber framed sealed unit double glazed window to side aspect. Modern white suite comprising: low level w.c. with concealed cistern, wash hand basin set in vanity unit with cupboard below and panelled bath with mains fed shower and glass shower screen. Single panel central heating radiator. Shaver point. Marble effect splashbacks.

BEDROOM 18' 8" x 11' 0" (5.69m x 3.35m) max: Angular ceilings. Two dormer style windows to front aspect with timber framed sealed unit double glazing. Two single panel central heating radiators. 13 Amp power points.

Outside : Communal gardens. Parking for one car.

TENURE : Leasehold. 978 years remaining. Current service charge: £1,000 per annum. Ground Rent £50 per annum.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 4AY



Energy performance certificate (EPC)

Flat 5 Tudor Court
Moody Street
CONGLETON
CW12 4AY

Energy rating
C

Valid until: 9 October 2029
Certificate number: 6193-6905-9229-5896-9013

Property type: Top-floor flat

Total floor area: 49 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+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Passionate about property