

Timothy a brown



36 Trinity Court

Congleton, Cheshire CW12 3TA

Selling Price: £118,000

- NO ONWARD CHAIN—MOVE IN WITH ZERO DELAY
- PEACEFUL SECOND-FLOOR POSITION WITH LOVELY GARDEN VIEWS
- FRESH DÉCOR AND NEW CARPETING CREATING A BRIGHT, WELCOMING FEEL
- WELL-MAINTAINED, HIGHLY REGARDED HENSHALL DEVELOPMENT
- LEVEL WALK TO HIGHTOWN SHOPS, MAINLINE RAILWAY STATION & BUS ROUTES
- BEAUTIFUL WALKS NEARBY ALONG MACCLESFIELD CANAL & BIDDULPH VALLEY WAY
- IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS
- EXCELLENT COMMUTER ACCESS TO M6, MANCHESTER PICCADILLY, STOKE & MANCHESTER AIRPORT

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN • ALWAYS IN DEMAND • BEAUTIFUL GARDEN VIEWS • WALK TO THE STATION, SHOPS & CANAL.

Welcome to a home that offers not just convenience, but calm. Positioned on the second floor of the highly regarded Henshall Development, this charming one-bedroom apartment enjoys a peaceful elevated outlook over the communal gardens—a lovely spot to wake up to each morning, and a daily reminder of the tranquillity this development is known for. From the moment you step inside, the apartment feels fresh and inviting, thanks to recent décor updates and some new carpeting. The light-filled lounge/dining room provides a warm and cosy retreat after a long day, while the well-planned kitchen and comfortable double bedroom create a home that is easy to live in and easy to love.

The development itself has a wonderful atmosphere—quiet, respectful and beautifully maintained. It attracts a harmonious mix of young professionals, seasoned homeowners, and retirees who value both comfort and community.

Outside your door, everything is within reach. Enjoy a level stroll to Hightown's shops and mainline railway station, making commuting effortless. Step onto the Macclesfield Canal towpath or wander along the leafy Biddulph Valley Way for peaceful weekend walks. A choice of welcoming pubs and eateries are nearby, offering warm fires, friendly faces and great food.

For those needing connectivity, Congleton town centre, bus routes, the M6 (J17 & J18) and excellent rail links into Manchester Piccadilly and Stoke-on-Trent make this location unbeatable. Even Manchester Airport is an easy journey away.

With no onward chain, this delightful apartment is ready to move into and start enjoying immediately—whether you're taking your first step onto the property ladder, seeking a serene retreat, or looking for a low-maintenance investment in a truly desirable setting. This isn't just an apartment—it's a lifestyle of ease, comfort and convenience.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE HALL : Entrance door. Intercom. Access to roof space.

LOUNGE 4.75m (15ft 7in) x 3.51m (11ft 6in) : PVCu double glazed bay window to front aspect. Coving to ceiling. Dado rail. Wall mounted electric room heater. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points.

KITCHEN 2.97m (9ft 9in) x 2.13m (7ft 0in) : PVCu double glazed window to side aspect. Fitted with a range of attractive eye level units, with under pelmet lighting, and base units having wood block effect preparation surfaces over, including breakfast bar, having circular stainless steel sink unit inset with mixer tap. Bush slot-in electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. 13 Amp power points.

BEDROOM FRONT 3.07m (10ft 1in) x 2.84m (9ft 4in) : PVCu double glazed window to front aspect. Wall mounted electric room heater. 13 Amp power points.

ANTI-SPACE : Built-in cupboard housing hot water cylinder. PVCu opaque double glazed window to front aspect.

BATHROOM 6' 9" x 6' 5" (2.06m x 1.95m): PVCu opaque double glazed window to front aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath having Triton electric shower and glazed shower screen over. Ladder style heated towel rail. Majority tiled to walls. Shaver point. Extractor fan.

OUTSIDE : Communal parking and gardens.

SERVICES : Mains electricity, water and drainage are connected.

TENURE : Leasehold. Annual Service Charge: £1,100 Years remaining: 987. Start date: 30/4/2012.

Agents Note : Freeholder Clause to all Leaseholders and Sub-Lessees NOT TO USE the Flat nor permit the same to be used for any purpose whatsoever other than as a private dwelling house in the occupation of one family (that is a parent or parents and his, her or their child or children). If the flat shall be constructed with one bedroom only, not to allow more than two persons to reside there at any one time.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

SATNAV: CW12 3TA



Energy Performance Certificate



36 Trinity Court, Henshall Hall Drive, CONGLETON, CW12 3TA

Dwelling type: Top-floor flat
 Date of assessment: 05 February 2018
 Date of certificate: 05 February 2018
 Reference number: 8188-6322-7550-9745-8906
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 41 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:	£ 1,965
Over 3 years you could save	£ 954

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 108 over 3 years	
Heating	£ 1,056 over 3 years	£ 531 over 3 years	
Hot Water	£ 762 over 3 years	£ 372 over 3 years	
Totals	£ 1,965	£ 1,011	

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



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 Cavity wall insulation	£500 - £1,500	£ 90
2 Low energy lighting for all fixed outlets	£20	£ 27
3 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 834

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management

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