



## 12a Astbury House Priesty Court, Congleton, CW12 4AH

### Offers In The Region Of £150,000

'Priesty Court' is a lovely development exclusively for discerning buyers over the age of 60, a quite rare opportunity to purchase a warden supported retirement apartment situated on a popular and highly regarded development in the heart of Congleton allowing access to the town centre's shops and amenities, which are all within walking distance.

The communal grounds are all very well kept and visitors are well looked after by way of a guest apartment available for hire if the need arises! There's a wide range of benefits on offer on Priesty Court including Secure telephone entry systems, an on site liaison officer, a 24 hour call system, ample parking area, a residents lounge and much, much more!

This particular apartment, with its entrance located at first floor level, sits in Priesty Court's immaculate gardens and is fully double glazed with the main accommodation comprising: entrance hall, kitchen, lounge/dining room, two double bedrooms and bathroom. Of particular note is the excellent and rare benefit of direct access onto a hidden patio garden, just a lovely space to sit out and relax!

The local town centre is a moments stroll away and there are plenty of countryside walks nearby making this a wonderful lifestyle for the right buyer.

Call us here at Chris Hamriding Estate Agents to find out more and book that all important viewing!

**Communal Entrance**

**Hall**

**Store cupboards**

**Bedroom one**

**Bedroom two**

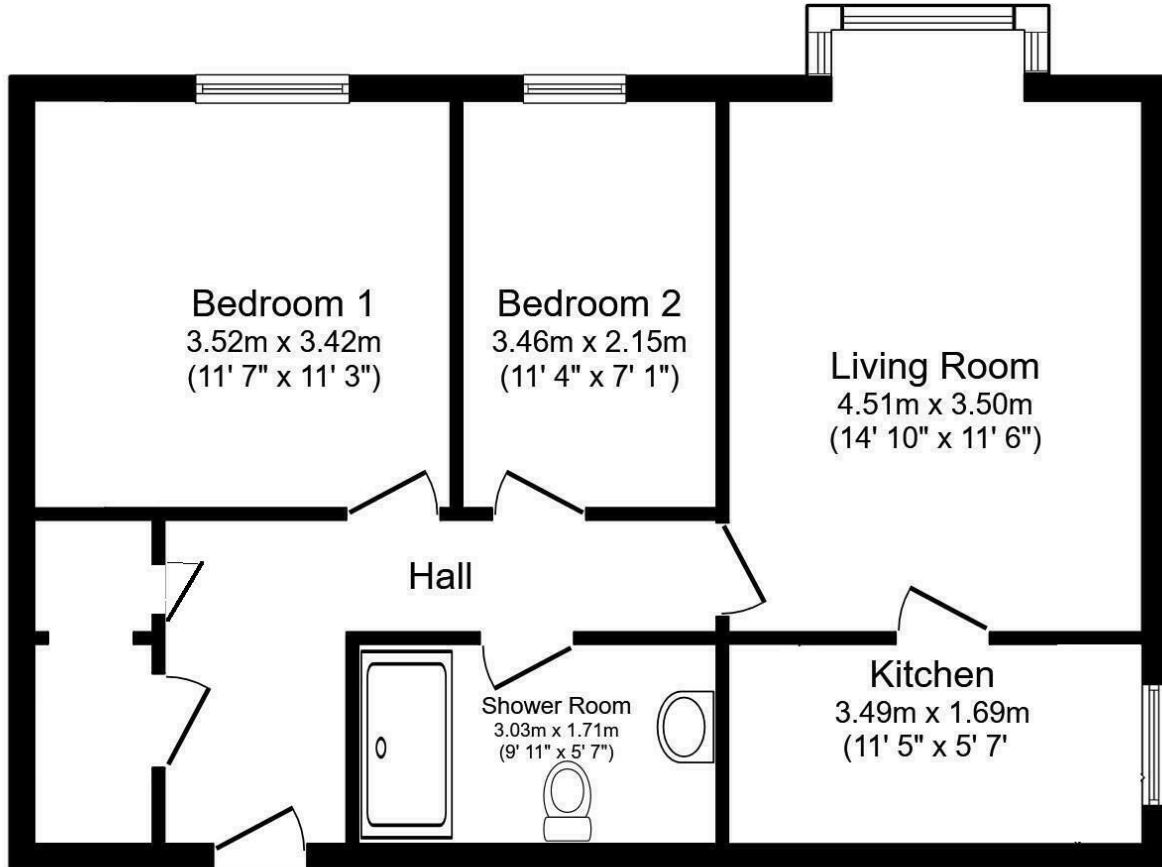
**Bathroom**

**Lounge**

**Kitchen**

**Outside patio**

## Floor Plan



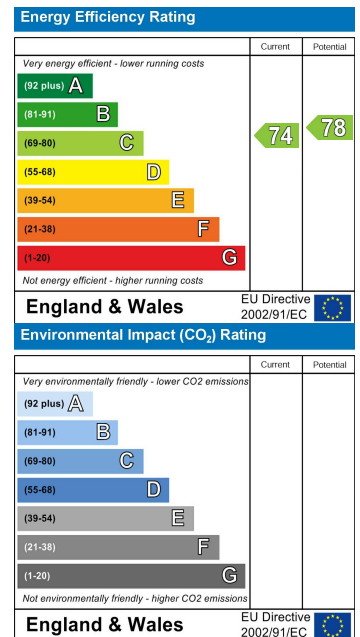
Total floor area 60.0 sq.m. (646 sq.ft.) approx

Please note: This floor plan is an illustrative guide only and is not an exact replica of the property in question.

## Area Map



## Energy Efficiency Graph



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