



10 Westbourne House Newcastle Road, Congleton, CW12 4HN

Offers In The Region Of £170,000

Take a few moments to admire this beautiful apartment by watching our guided video tour!

Within this grand and iconic building lies a handful of luxurious and exclusive apartments that are just sure to leave a smile on your face! Exuding quality and all the modern accoutrements you could want for today's modern lifestyle, the first floor property in question is a true credit to the current owner and offers spacious, light and airy accommodation throughout that's sure to suit a wide range of discerning buyers needs. Having two bedrooms and two bathrooms along with a tasteful kitchen and a lounge that enjoys a Juliette balcony, this apartment really does offer a lifestyle that can be enjoyed from the moment you turn the key. Worthy of note is the hugely rare benefit of a generous loft space accessed directly from the apartment, just perfect for storage which can be scarce in many inferior apartments.

Outside the property, the mature and well maintained grounds can be enjoyed all year round and of particular note, the apartment in question enjoys the rare benefit of two parking spaces and there are plenty of visitors spaces too.

Just a stones throw away you will find the picturesque 'Astbury Mere' as well as great amenities at local convenience stores and a wide array of facilities at Congleton town centre. Completing the deal are the nearby commuter links to both the M6 and A34.

Read on to find out more, view our video, photos and floor plan then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

Communal entrance hall

Entrance hall

Kitchen 9'6" x 8'11" (2.909 x 2.741)

Bathroom 11'1" x 7'1" (3.383 x 2.165)

Lounge 20'8" x 11'0" (6.306 x 3.372)

Bedroom one 15'4" x 9'11" (4.698 x 3.024)

En suite

Bedroom two 10'8" x 10'0" (3.275 x 3.049)

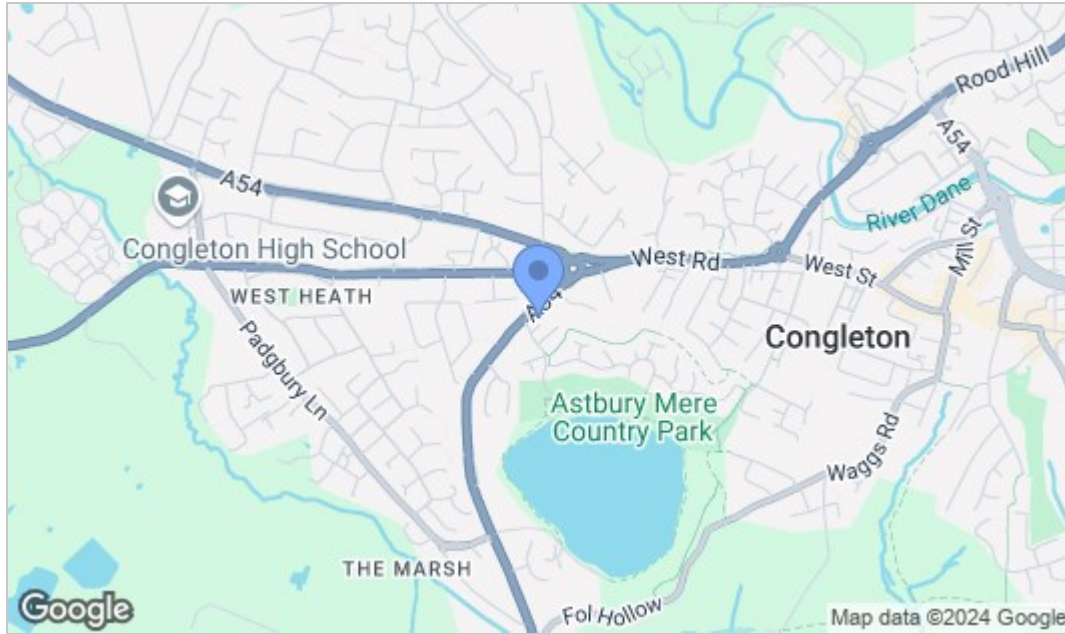
Allocated parking

Floor Plan



All dimensions are approximate
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk sales@chrishamriding.co.uk lettings@chrishamriding.co.uk

