



LEADING OFFICER
29
PRIESTY COURT
MANAGEMENT LTD
Registered Office

26 PRIESTY COURT, CONGLETON, CW12 4AH

£158,000



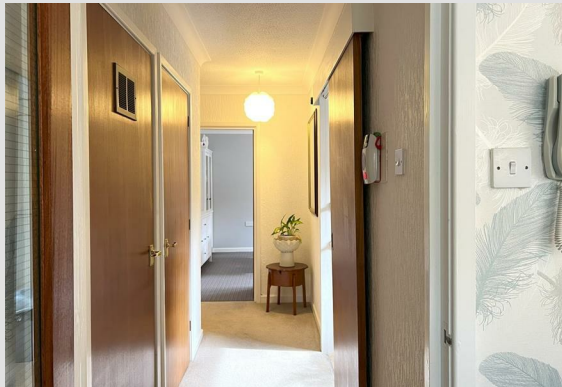
STEPHENSON BROWNE

****CHAIN FREE**** This well presented two bedroom apartment situated on the lower ground floor within Somerford House is a part of the Priestly Court development, built for potential buyers over the age of 60 offering independent retirement living. Located within Congleton town centre you have everything you need on your doorstep! There are numerous shops, eateries and amenities close by as well as a transport bus available twice a week to take you into the Town Centre or to Barn Road, providing access to all amenities/facilities, travel links and the impressive Congleton Park.

Internally the apartment benefits a large entrance hallway providing ample storage space, generous lounge with external access out onto the communal garden area, fitted kitchen offering integrated appliances, two good sized bedroom's, the first currently used as a separate dining room, and a stylish shower suite.

There is an on site liaison officer who oversees the running of the development and to help out if needed. A communal lounge is welcomed to all residents where social events and functions are held, there is also a guest suite available for any family members and friends. Other benefits include a 24 emergency call system, telephone entry system to all apartments, ample parking provided for residents and guests and immaculately kept communal gardens to enjoy.

An early viewing is advised to appreciate what this apartment has to offer!



Entrance Hall

Vast entrance hall providing access to all ground floor accommodation, cloakroom cupboard, airing cupboard and storage, carpet flooring, two ceiling light fittings, power points, 24 hour emergency call system.

Lounge

16'0" x 12'3"
UPVC double glazed bay window onlooking the gardens with external door access out onto the garden enjoying a south west facing position, two ceiling light fittings, carpet flooring, electric feature fireplace, two central heating radiator, ample power points, telephone entry system.

Kitchen

12'4" x 5'3"
Fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with double drainer and mixer tap, four ring electric hob with extractor over, double oven, integrated fridge freezer, washing machine, central heating radiator, houses the boiler, ceiling light fitting, vinyl flooring, UPVC double glazed window overlooking the garden, power points.

Bedroom One

12'2" x 11'4"
UPVC double glazed window, ceiling light fitting, carpet flooring, central heating radiator, power points, currently used as a dining area, versatile to have as many uses.

Bedroom Two

11'4" x 7'11"
UPVC double glazed window, ceiling light fitting, carpet flooring, central heating radiator, power points.

Shower Room

8'7" x 5'4"
Three piece suite comprising vanity unit hand wash basin with mixer tap, large walk in mixer shower with glass screen shower door, handrail for assistance and removable shower head, smart toilet with bidet wash function, heated seat and dryer with control system, tiled walls throughout, vinyl flooring, shavers port, wall mounted mirrored cabinet, chrome heated towel rail, ceiling light fitting.

Externally

Ample parking is available for residents and guests, the communal gardens are regularly tended to and always immaculate you can enjoy sitting out in the summer months looking onto some beautiful plants, trees and flowers. No 26 enjoys a more private communal garden area within close proximity to the communal lounge and site manager.

Tenure

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

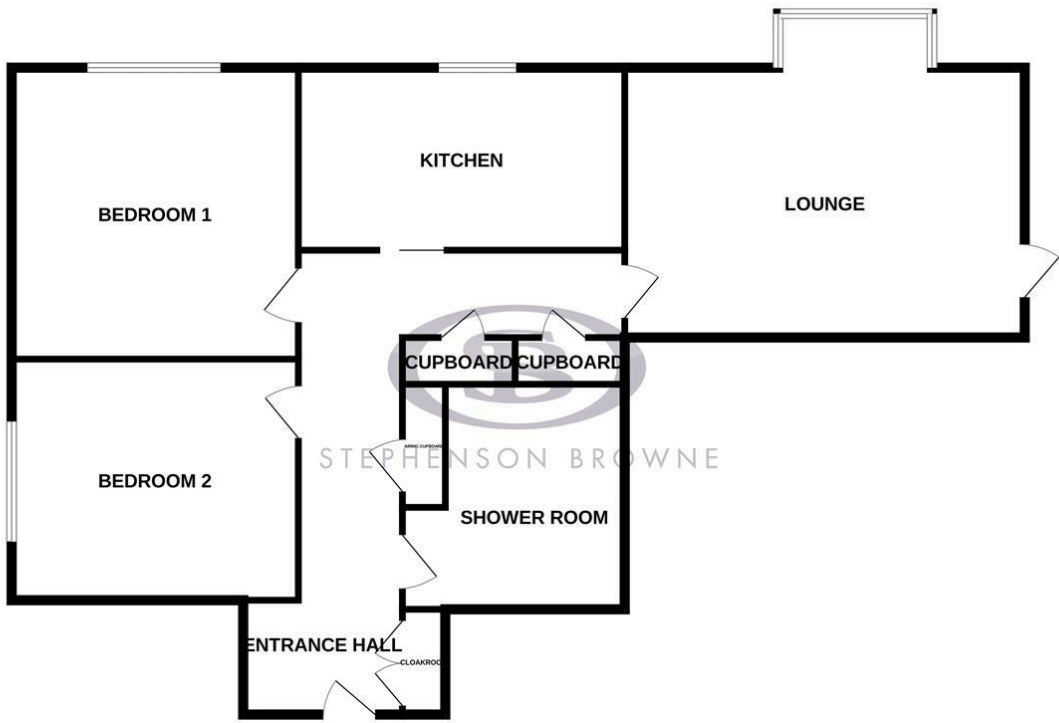
For a FREE valuation please call or e-mail and we will be happy to assist.





Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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