



21 TRINITY COURT, BRIERLEY ROAD, CONGLETON, CW12
3TE

£120,000



STEPHENSON BROWNE

Beautifully presented throughout, the first floor apartment boasts a range of appealing features, including an intercom system, double glazed windows, and a spacious living room with a bay window enjoying views over the communal gardens and far reaching outlook towards The Cloud. The modern kitchen is fitted with oven, hob and extractor, with space for appliances, complemented by newly fitted worktops and flooring. Further accommodation includes a generous double bedroom and a contemporary shower room with a newly installed enclosure and flooring. The property has also been freshly decorated throughout.

Externally, residents benefit from well maintained communal gardens, parking within the grounds, and the option of renting a garage.

Trinity Court Apartments form part of the highly regarded Henshall Hall development, situated in the sought after Mossley area. Conveniently located close to Hightown, the property is within walking distance of Congleton Train Station and a selection of local shops and amenities. The golf course is also nearby, adding to the appeal of this excellent location.

With its modern finish, convenient position and attractive outlook, this property is not to be missed. Viewing is highly recommended to fully appreciate all that is on offer.



Entrance Hallway

With fitted carpets and doors to bedroom and lounge.

Lounge

With double glazed bay window to the front elevation, fitted carpets and radiator.

Kitchen

With double glazed window to the side elevation a range of wall and base units with new worksurfaces over, inset sink and drainer, space for fridge/freezer, washing machine and dryer, electric oven with induction hob and extractor fan over, new vinyl flooring and radiator.

Shower Room

With double glazed window to the front elevation, new shower enclosure, wash hand basin, w.c., new vinyl flooring and chrome ladder radiator.

Bedroom

With double glazed window to the front elevation, fitted carpets and radiator.

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 ?

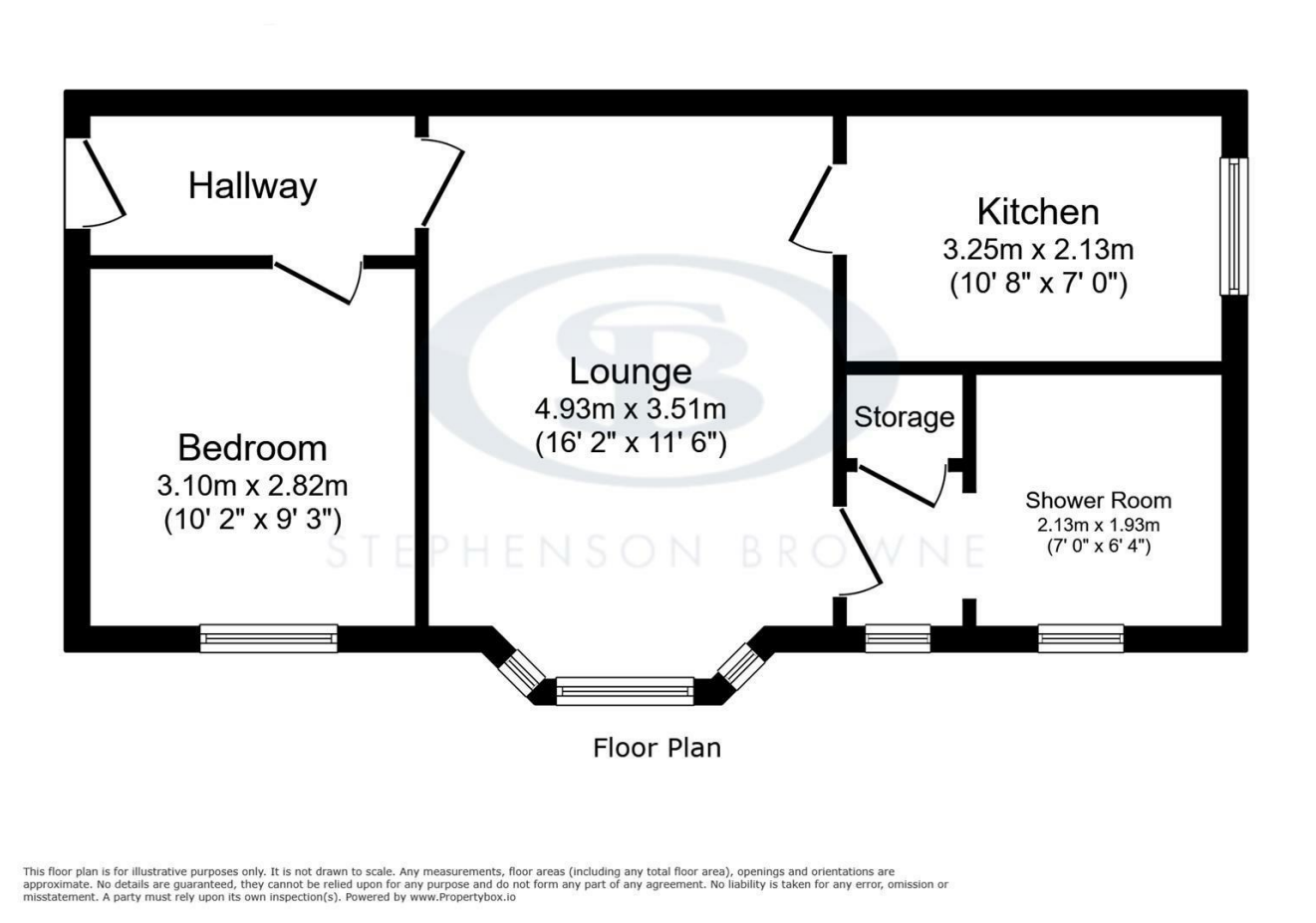
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy".



Floor Plan



Area Map



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