



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**

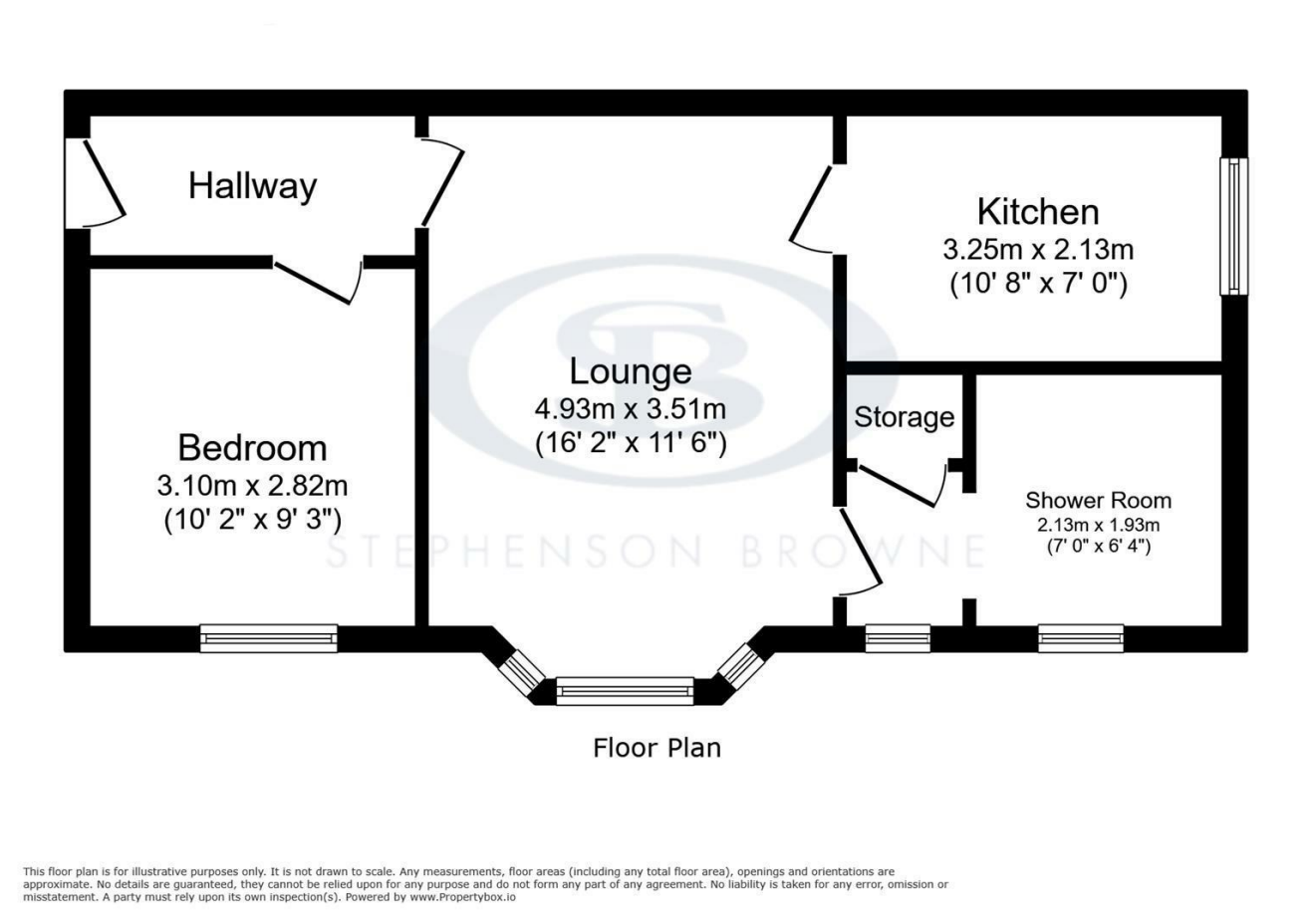
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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 <sub>2</sub> ) 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			England & Wales		
EU Directive 2002/91/EC			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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) 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 statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64