

# 80 Mill Green, Congleton, CW12 1JG



Nestled in the picturesque location of Mill Green, Congleton, this charming two-bedroom penthouse apartment offers a generous 1,141 sq ft of living space, providing a perfect combination of comfort and elegance.

Upon entering, you are welcomed by a bright and airy atmosphere, with French doors that open up to a balcony offering stunning views of the peaceful woodland surroundings. The property comprises two double bedrooms, one of which includes an en-suite, along with a separate bathroom for added convenience.

The spacious lounge/dining area is perfect for unwinding after a long day or hosting gatherings with friends and family. The well-equipped kitchen, complete with integrated appliances, is a haven for any budding chef.

An excellent opportunity for investors, this property comes with a tenant already in place, making it a hassle-free investment. Ideally situated within walking distance to the town centre and adjacent to Congleton's award-winning park, this home strikes the perfect balance between serenity and convenience.

Additional features such as parking, secure intercom access, and both stairs and lift access to all floors add to the appeal of this property. Don't miss out on the chance to own his property in the heart of Congleton's vibrant community.

**Currently being sold with the tenant in situ who is on a periodic/rolling tenancy agreement.  
Rent collected is £750pcm**

## £165,000

Cheshire Property  
2 Hightown, Sandbach, CW11 1GA 01270 766656



**Entrance**

Secure communal entrance with intercom system, stairs, and lift access to all floors.

**Internal Entrance**

Hallway with intercom system, consumer unit, radiator and door to;

**Lounge 27'08 x 14'10 narrowing to 27'08 x 10'09**

Upvc double glazed French doors to balcony overlooking woodland, storage cupboard, coving to ceiling, two radiators and door to;



**Kitchen 11'02 x 8'04**

Upvc double glazed window to rear, again overlooking woodland. Integrated appliances to include, fridge freezer, washing machine, dishwasher, built in double oven, electric hob and cooker hood over. Range of base, wall, and drawer units' shaker style with contrasting work surfaces over, stainless steel sink unit with drainer and cupboard housing boiler, part tiles walls.



**Bedroom One 14'06 x 13'10 narrowing to 12'03 x 11'00**

Upvc double glazed window to rear elevation, built in wardrobes, radiator and door to;





### **En-suite**

Enclosed shower unit with mains fed shower over, low level WC, pedestal wash hand basin, Upvc double glazed obscured glass Velux sky light, part tiled walls and radiator.



### **Bedroom Two 19'11 x 9'10**

Upvc double glazed window to rear elevation, built in wardrobes and radiator.



### **Bathroom**

Panel bath, low level WC, pedestal wash hand basin, part tiled walls and ladder towel rail.



### **Balcony**

To the rear of the building overlooking woodland.







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**EPC- C**

**Council Tax- D**

**Tenure- Leasehold - 999-year lease from 1<sup>st</sup> April 2005**

**Floorplan to follow**

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



