

Timothy a brown



58 Mill Green

Congleton, Cheshire CW12 1JG

Selling Price: £140,000

- MODERN TWO BEDROOM APARTMENT IN A PRIME CENTRAL CONGLETON LOCATION
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN WITH WELL-PLANNED LAYOUT
- TWO DOUBLE BEDROOMS INCLUDING EN-SUITE TO THE PRINCIPAL
- TIMBER-DECKED BALCONY WITH SUPERB TOWN CENTRE VIEWS
- SECURE UNDER-CROFT PARKING WITH DIRECT ACCESS TO MAIN HALLWAY
- MOMENTS FROM AWARD-WINNING CONGLETON PARK AND RIVERSIDE WALKS
- SHORT WALK TO SHOPS, BARS, RESTAURANTS AND ALL TOWN CENTRE AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

STYLISH TWO-BED APARTMENT WITH BALCONY & SECURE PARKING — PRIME CENTRAL CONGLETON LOCATION.

This modern two-bedroom apartment delivers the perfect blend of convenience, style and lifestyle appeal — set within a popular development just moments from Congleton town centre, with its fantastic mix of shops, bars and restaurants. Even better, the AWARD-WINNING Congleton Park and beautiful riverside walks are literally on the doorstep.

Inside, a smart communal hall with stairs and lift leads to the apartment. Offering approximately 68m² of well-planned space, the layout includes a welcoming Hall, a spacious Living Room, a modern fitted Kitchen, and two double Bedrooms — one enjoying its own En-Suite Shower Room — plus a contemporary Family Bathroom.

A real highlight is the timber-decked balcony, perfectly positioned to take in superb views across Congleton town centre.

The property also benefits from secure under-croft parking for one car with direct access into the main hallway.

A brilliant opportunity to secure a stylish home in one of Congleton's most convenient and desirable central spots.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE HALL : Timber framed entrance door. Coving to ceiling. Radiator. Storga cupboard incorporating the boiler.

LIVING ROOM 20' 1" x 10' 4" (6.12m x 3.15m): Coving to ceiling. PVCu double glazed double doors providing access to the timber decked balcony. Radiator.



KITCHEN 10' 4" x 7' 6" (3.15m x 2.28m): Low voltage downlighters inset. Fitted with a range of eye level and base units and drawers with marble effect worktops incorporating a stainless steel single drainer sink unit with chrome mixer tap. Built in appliances comprising: 4-ring electric hob with extractor hood above, oven/grill below and fridge freezer. Space and plumbing for washing machine and dishwasher. Tiled to splashbacks.

MASTER BEDROOM 17' 1" x 8' 5" (5.20m x 2.56m): PVCu double glazed window. Radiator. Wardrobe. Door to:

EN-SUITE 8' 1" x 5' 1" (2.46m x 1.55m): Low voltage downlighters inset. White three piece suite comprising: Low level W.C., pedestal wash hand basin with chrome taps and a double shower enclosure. Walls tiled to half-height. Towel radiator. Extractor fan.

BEDROOM 2 13' 7" x 6' 11" (4.14m x 2.11m): PVCu double glazed window. Radiator.

FAMILY BATHROOM 10' 10" x 5' 3" (3.30m x 1.60m): Low voltage downlighters inset. White three piece suite comprising: Low level W.C., pedestal wash hand basin with chrome mixer tap. and a panelled bath with chrome taps and grips. Walls tiled to half height. Towel radiator. Extractor fan.

Outside : There is a timber decked balcony with views over Congleton town. Secure undercroft parking space for one car.

TENURE : Leasehold. 999 years from 20/07/2006 with 978 years remaining. The service charges is half yearly at £1,264.70 - so £2,529.40 per annum. Ground rent is £206 per annum.

SERVICES : Mains electricity, water and drainage are connected (although not tested).

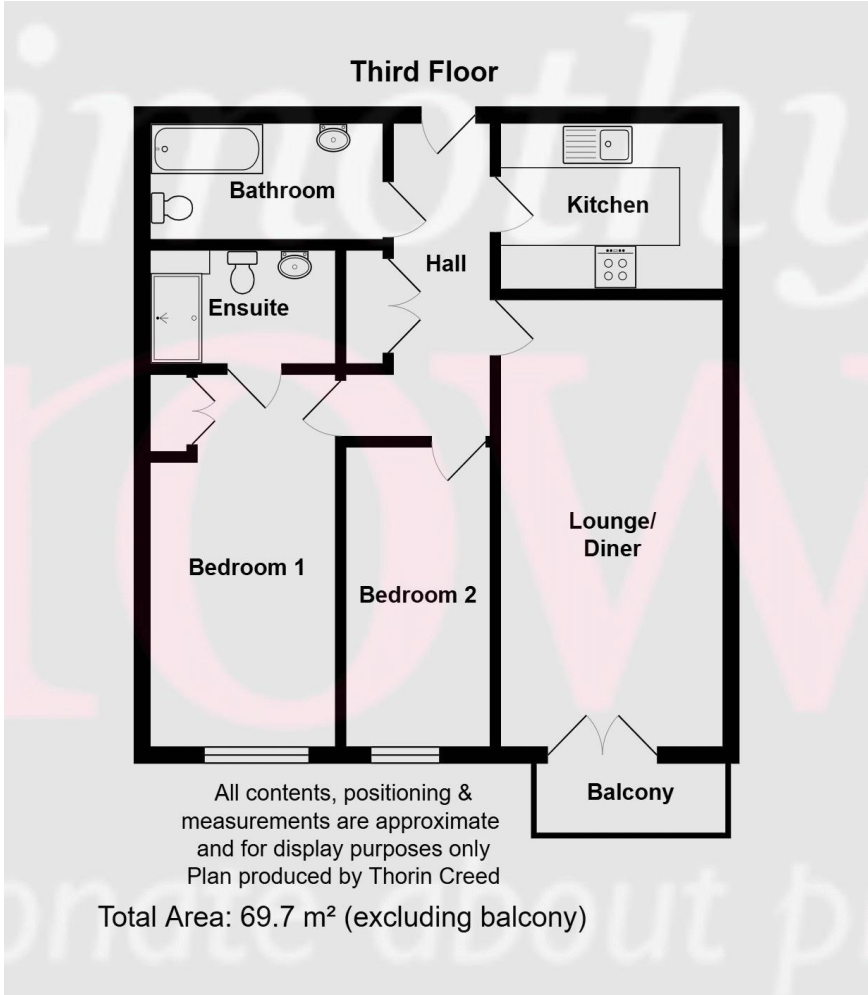
VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 1JG





Find an energy certificate (f) English | Cymraeg

Energy performance certificate (EPC)

24 885 Green 23/06/2018 04/12 1/0	C	Valid until: 15 June 2028 Certificate number: 6376-2881-4660-2594-7316
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Property type: Mid-floor flat
Total floor area: 70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions. https://www.gov.uk/guidance/energy-ratings-for-landlords](#)

Energy rating and score

This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

Disclaimer
 Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR
 Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR



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