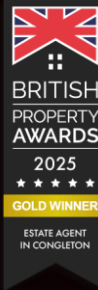


Timothy a brown



27 Priesty Court

Congleton, Cheshire CW12 4AH

Selling Price: £120,000

- NO CHAIN
- GROUND FLOOR GARDEN RETIREMENT APARTMENT
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- MODERN FITTED KITCHEN
- DOUBLE BEDROOM
- COMMUNAL GARDENS, RESIDENT & VISITOR PARKING
- ON SITE WARDEN
- WALKING DISTANCE TO TOWN CENTRE SHOPS

FOR SALE BY PRIVATE TREATY (Subject to contract)

THESE PRESTIGIOUS RETIREMENT APARTMENTS ARE IN CONSTANT DEMAND. A SELF CONTAINED, SPACIOUS ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT SITUATED IN THE HEART OF CONGLETON TOWN CENTRE.***

A quite rare opportunity has arisen to purchase a retirement garden apartment (for the over 60's) situated on a popular and highly regarded development in the heart of Congleton allowing access to the town centre's shops and amenities, which are all within a short walk.

Offering exemplary and spacious updated accommodation, with a liaison officer and with full use of the resident's lounge, and offering facilities such as hairdressers, laundry and guest accommodation, and transport to the local supermarket.

To access the apartment there are two entrances via the garden to the patio doors, or alternatively over a footbridge.

This particular apartment sits in Priestly Court's immaculate gardens and is fully gas centrally heated with a modern replacement boiler and PVCu double glazed with the main accommodation comprising: entrance hall, modern fitted kitchen, lounge/dining room, double bedroom with built-in furniture and tasteful modern refitted wet room.

Viewing is highly recommended, in the meantime, please watch our video.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Solid wooden door to front with opaque inserts.

ENTRANCE HALL : Single panel central heating radiator. Door to full length cloaks cupboard. Door to walk in linen cupboard with shelving and single panel central heating radiator. Intercom handset. 13 Amp power points. Doors to all rooms.



KITCHEN 8' 6" x 7' 0" (2.59m x 2.13m): PVCu double glazed window to rear aspect. Range of white hi-gloss fronted eye level and base units having teak effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Various appliances to include gas cooker, fridge/freezer and washing machine. Glazed white tiles to splashbacks. Double panel central heating radiator. 13 Amp power points.

LOUNGE 16' 0" x 12' 7" (4.87m x 3.83m) into bay: PVCu double glazed walk-in bay window to side aspect. PVCu double glazed window to rear aspect. Double panel central heating radiator. Intercom. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). PVCu double glazed door to patio and garden area.

DOUBLE BEDROOM 13' 3" x 10' 9" (4.04m x 3.27m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobe with sliding mirror fronted doors. Some other furniture can be included in the sale if required. Cupboard housing wall mounted Main Eco Compact combination boiler.

WET ROOM 7' 0" x 5' 5" (2.13m x 1.65m): Modern white suite comprising: Wash hand basin, W.C., fitted in vanity unit and double sized and enclosed shower cubicle housing Triton electric shower. Attractive tiled walls. Towel rail/radiator. Extractor fan. Tiled floor.

Outside : There is ample parking for residents and visitors together with superb communal gardens.

SERVICES : All mains services are connected (although not tested).

TENURE : Leasehold. Ground rent is £?? per annum. Service charge is £??? to cover garden and building maintenance, liaison officer, pull cord response, residents lounge, guest flat. No sub letting and no pets.

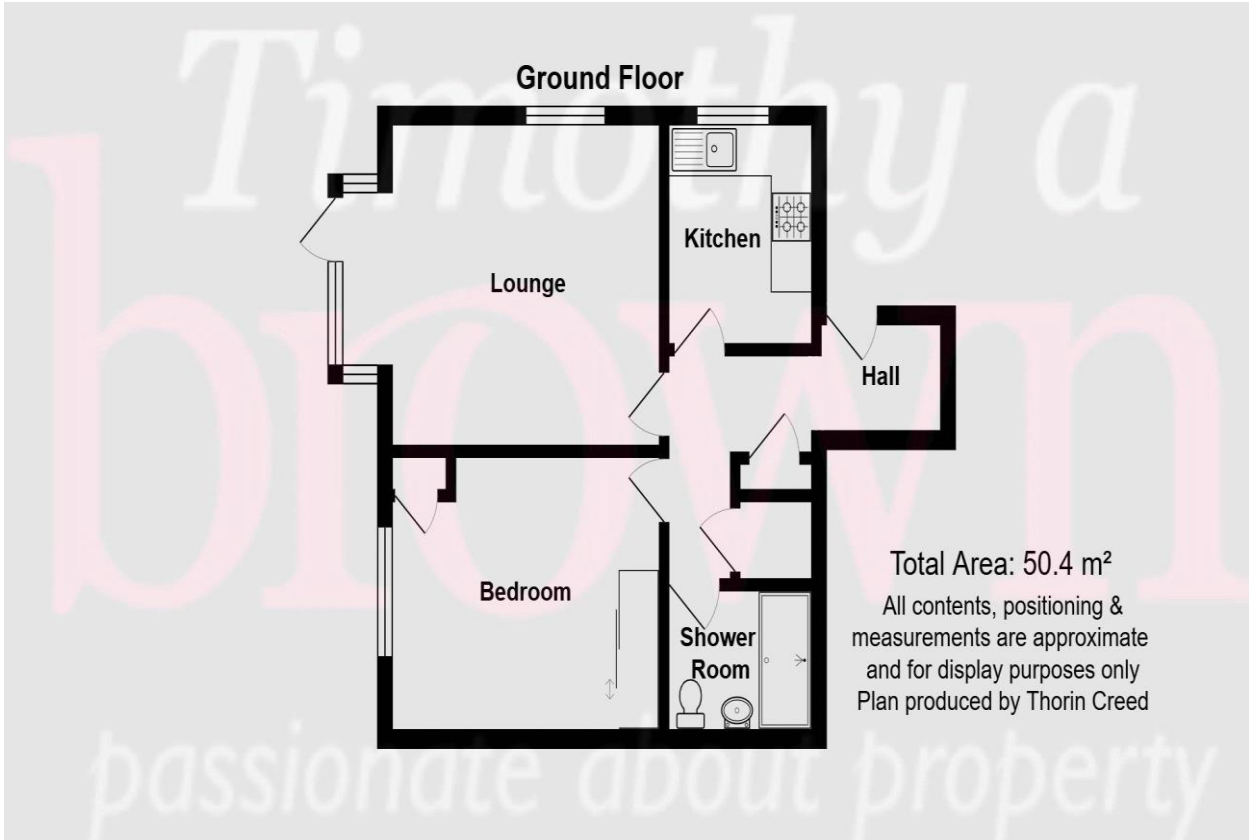
VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4AH





8:42L 11:11 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Find an energy certificate (f) English | [Cymraeg](#)

Energy performance certificate (EPC)

27 Priory Court CONGLETON CW12 4JH	Energy rating C	Valid until 8 July 2035
		Certificate number 0390-2458-2530-2505-5285

Property type Ground-floor flat

Total floor area 50 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/landlords/mandatory-notice/landlord-property-minimum-energy-efficiency-standards-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](#)

<https://find-energy-certificate.service.gov.uk/energy-certificates/0390-2458-2530-2505-5285>

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.

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