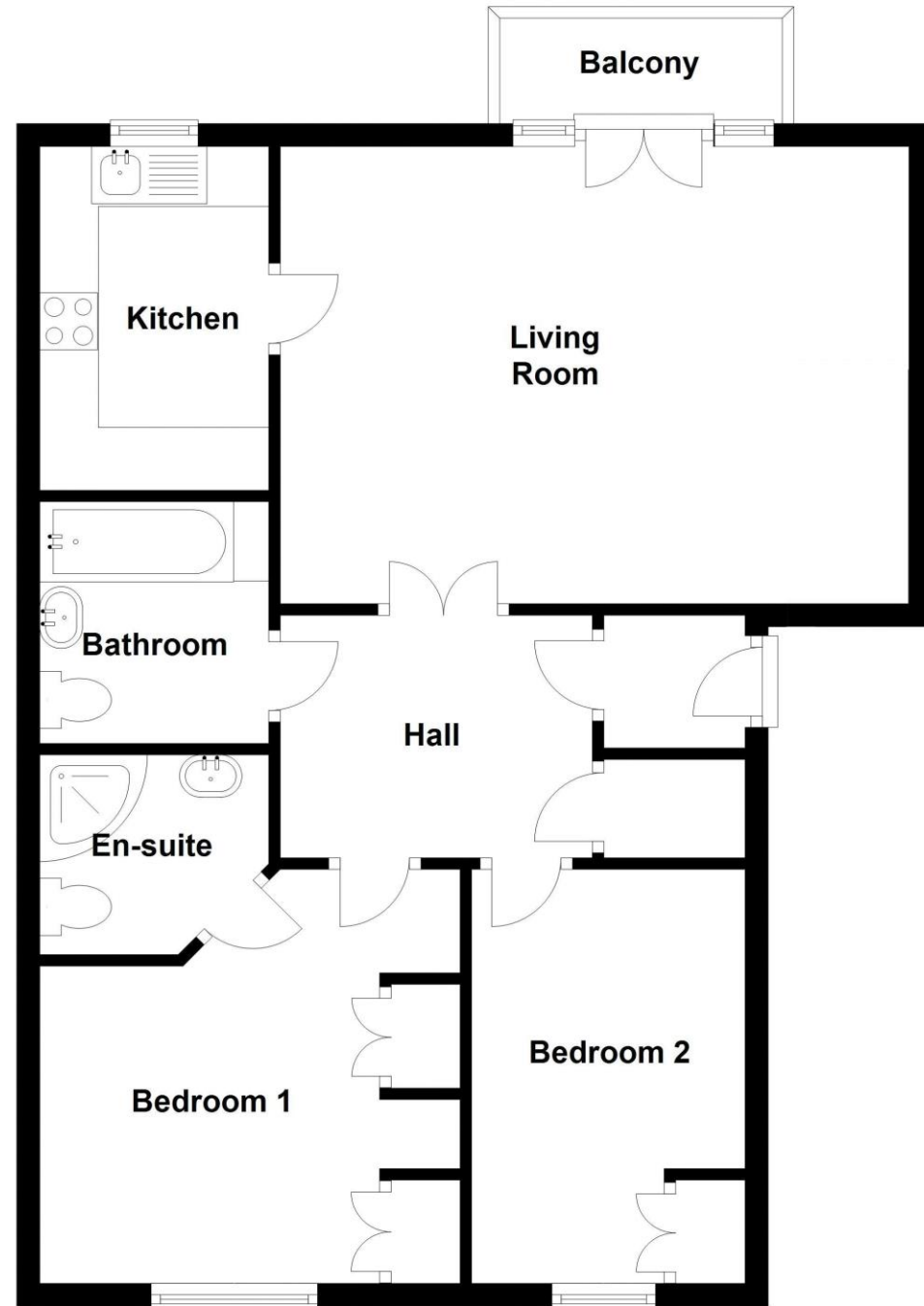


Timothy a brown



First Floor



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

Timothy a brown

www.timothyabrown.co.uk

85 Mill Green,
Congleton, Cheshire CW12 1GD

Selling Price: £167,950

- LUXURY FIRST-FLOOR RIVERSIDE APARTMENT
- TWO DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM & BATHROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ELEGANT LIVING ROOM WITH SOUTH FACING BALCONY
- VIEWS OVER THE RIVER DANE
- ALLOCATED PARKING WITHIN SECURE GATED GROUNDS
- WALKING DISTANCE TO TOWN CENTRE, PARK & RIVERSIDE WALKS
- NO ONWARD CHAIN

Riverside Living at Its Finest – Stylish Apartment with No Chain Mill Green, Congleton – Prestigious Gated Development

Discover calm, contemporary living in this beautifully presented first-floor apartment, set within one of Congleton’s most desirable and tucked-away riverside locations. Offering **two generous double bedrooms, two bathrooms**, and a **sunny south-facing balcony**, this home delivers comfort, space and an enviable lifestyle.

Take in the peaceful outlook across the **River Dane** from your own private balcony — the perfect spot to unwind with a coffee or glass of wine while enjoying the view.

Inside, the accommodation includes:

- Spacious entrance hall – versatile enough for a study nook or dining area
- Bright lounge/dining room with a lovely open feel
- Well-appointed fitted kitchen with integrated appliances
- Principal bedroom with its own en suite shower room
- Second double bedroom plus a modern main bathroom

- PVCu double glazing and central heating throughout

Outside features:

- South-facing balcony with room for seating
- Allocated parking space
- Secure, well-maintained gated community

Location benefits:

- Easy walking distance to Congleton town centre, with shops, cafés, bars and restaurants close by
- Moments from the award-winning Congleton Park and riverside pathways

A superb option for downsizers, professionals, investors or anyone seeking a peaceful, low-maintenance home in a premium setting.

The accommodation briefly comprises:
(all dimensions are approximate)

FLAT ENTRANCE : Entrance door to:

ENTRANCE VESTIBULE : 13 Amp power points. Door to:

HALL 9' 1" x 6' 10" (2.77m x 2.08m): Two down lights. Coving to ceiling. Smoke alarm. Single panel central heating radiator. Intercom handset. Door to airing cupboard housing electric boiler and mains pressurised hot water system. Double doors to:

LIVING ROOM 17' 11" x 13' 1" (5.46m x 3.98m): Coving to ceiling. Two single panel central heating radiators. Television aerial point. 13 Amp power points. PVCu double glazed French doors to balcony with railings overlooking the River Dane. Door to:

KITCHEN 9' 10" x 6' 5" (2.99m x 1.95m): PVCu double glazed window to rear aspect. Range of maple timber effect eye level and base units having laminated preparation surfaces over with stainless steel sink unit inset, with mixer tap. Built in 4 ring electric hob with double oven and grill below with Hotpoint extractor canopy over. Integral fridge, freezer, and washer/dryer. Double panel central heating radiator. 13 Amp power points. Tiled splashbacks. Plastic tiled floor.

BEDROOM 1 REAR 11' 11" x 12' 2" (3.63m x 3.71m) max: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Two built in wardrobes with double opening doors, with hanger rails and shelves.

EN SUITE : Two down lights. White suite comprising: low level w.c., pedestal wash hand basin and enclosed fully tiled shower cubicle with Triton shower and bi-fold door. Extractor fan. Double panel central heating radiator. Shaver point. Part tiled walls.

BEDROOM 2 REAR 11' 11" x 7' 6" (3.63m x 2.28m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in wardrobe with double opening door.

BATHROOM 6' 11" x 6' 4" (2.11m x 1.93m): Two down lights. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with shower mixer tap. Single panel central heating radiator. Part tiled walls. Extractor fan.

OUTSIDE : One designated parking space.

TENURE : Leasehold. 976 years remaining out of 999 years from 01/01/2003. Service Charge £1,883 p.a. Ground Rent £201.74 y/e 2025.

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

TAX BAND: C

DIRECTIONS: SATNAV CW12 1GD

Energy performance certificate (EPC)			
65 Mill Green CONGLETON CW12 1GD	Energy rating	Valid until:	26 October 2031
	C	Certificate number:	5090-1869-0022-4125-3093

Property type	Mid-floor flat
Total floor area	74 square metres

Rules on letting this property

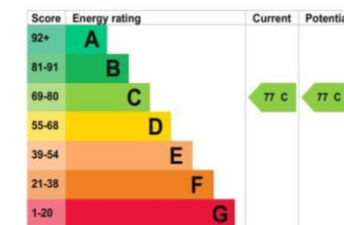
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

