



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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5 Westbourne Mews,
Sandy Lane, Congleton, Cheshire CW12 4FH

Selling Price: £140,000

- NO ONWARD CHAIN
- SPACIOUS GROUND FLOOR APARTMENT FOR THE OVER 55'S
- TWO GENEROUS DOUBLE BEDROOMS & LOUNGE
- PRIVATE ENTRANCE HALL
- FITTED BREAKFAST KITCHEN
- WELL-MAINTAINED COMMUNAL GARDENS
- AMPLE RESIDENT & VISITOR PARKING
- CLOSE TO ASTBURY MERE, TOWN CENTRE & EXCELLENT TRANSPORT LINKS

NO CHAIN | SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT FOR THE OVER 55's

Offered to the market with **no onward chain**, Timothy A Brown are delighted to present this spacious and well-appointed two-bedroom ground floor apartment, exclusively designed for the over 55's, enjoying a pleasant setting with attractive communal gardens and ample resident parking.

The accommodation has been thoughtfully designed to provide comfortable and easy-to-maintain living throughout, comprising a private entrance hall, generous lounge, fitted breakfast kitchen, two well-proportioned double bedrooms and a bathroom.

Perfectly suited to retirees, professionals, singles or couples seeking a secure and convenient lifestyle, the apartment offers an excellent balance of comfort, privacy and practicality within a welcoming community environment.

The location is particularly appealing, being just moments from the beautiful Astbury Mere Country Park, where residents can enjoy scenic lakeside walks, cycling routes and a variety of outdoor leisure pursuits. The thriving market

town of Congleton is also close at hand, offering an excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities, together with cultural attractions including the Daneside Theatre and a host of popular community events throughout the year.

For those requiring excellent transport links, the property is ideally positioned with easy access to the A34, Congleton Link Road and the M6 motorway, whilst Manchester International Airport is approximately 18 miles away. Crewe, one of the region's principal rail hubs, lies within 12 miles, and Congleton Railway Station provides regular services to Manchester, Stoke-on-Trent and beyond.

An excellent opportunity to acquire a spacious ground floor apartment in a highly convenient and sought-after location. Early viewing is highly recommended.

The accommodation briefly comprises: (all dimensions are approximate)

Communal Entrance to :

LOBBY : Having postboxes, entry system and doors to communal hall and stairs, providing access to front door of the apartment.

HALL : 13 Amp power points. Door to deep storage cupboard with shelving with 13 Amp power point and light. Doors to all other rooms.

LOUNGE 13' 2" x 10' 1" (4.01m x 3.07m): PVCu double glazed windows to side aspect. Stove style electric fire set on marble effect hearth with timber mantle shelf over. 13 Amp power points. Television aerial point. Economy 7 storage heater.

BREAKFAST KITCHEN 9' 6" x 6' 5" (2.89m x 1.95m): PVCu double glazed window to rear aspect. Range of matching oak effect eye level units, one being glazed display cabinet, and base units with roll edge marble effect laminate preparation surfaces over with one and a half bowl stainless steel single drainer sink unit inset with mixer tap. Under unit lighting. 4-Ring ceramic hob with extractor above and electric oven/grill below. Space for fridge. Space and plumbing for washing machine. 13 Amp power points. Half tiled walls.

BEDROOM 1 SIDE 12' 7" x 9' 9" (3.83m x 2.97m): PVCu double glazed window to side aspect. Economy 7 storage heater. 13 Amp power points. BT telephone point (subject to BT approval).

BEDROOM 2 REAR 9' 7" x 9' 5" (2.92m x 2.87m): PVCu double glazed window to rear aspect. Economy 7 storage heater. 13 Amp power points.

BATHROOM 6' 9" x 6' 1" (2.06m x 1.85m): White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mains fed shower over with attractive marble shower board splashback. Half tiled walls. Chrome electrically heated towel rail. Door to large cupboard incorporating pressurised cylinder.

OUTSIDE : Attractive communal gardens surround the property with residents car parking.

TENURE : Leasehold. The lease is for 125 years from the 1st April 1990 with 89 years now remaining. Current service charge of £208 per calendar month. Maintenance considerations are kept to a minimum as all the exterior and communal parts of the property are covered by a maintenance charge. **GROUND RENT: PEPPERCORN RENT.**

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: B

DIRECTIONS: SATNAV CW12 4FH

Energy performance certificate (EPC)

5 Westbourne Mews Sandy Lane CONGLETON CW12 4FH	Energy rating D	Valid until: 16 June 2036
		Certificate number: 9869-3063-2206-6126-6200

Property type	Ground-floor flat
Total floor area	54 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 D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

