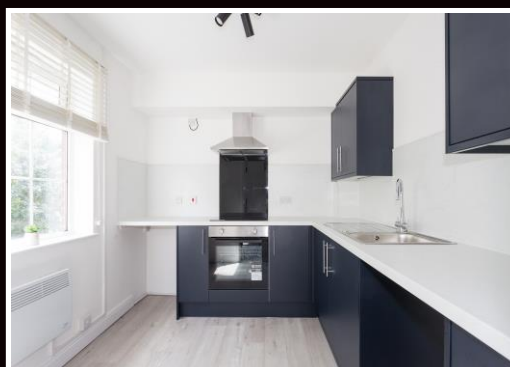


Timothy a brown



12 Parkleigh

Park Lane, Congleton, Cheshire CW12 3DN

Selling Price: £120,000

- MODERNISED SECOND-FLOOR APARTMENT
- PRIME, WALKABLE TOWN-CENTRE LOCATION
- LIGHT AND SPACIOUS SITTING ROOM
- NEWLY INSTALLED CONTEMPORARY BREAKFAST KITCHEN
- GENEROUS DOUBLE BEDROOM
- MODERN BATHROOM WITH WHITE SUITE
- ALLOCATED PARKING SPACE
- WELL MAINTAINED COMMUNAL GARDENS
- NO ONWARD CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO ONWARD CHAIN - A beautifully modernised second-floor apartment in a prime, walkable location.

Situated just a short stroll from the vibrant town centre and railway station, this superb one-bedroom apartment offers stylish, low-maintenance living ideal for first-time buyers, professionals, or investors alike.

The property is accessed via a welcoming entrance hall, leading to all principal rooms. At the heart of the home is a generously proportioned sitting room, filled with natural light and perfectly suited for both relaxing and entertaining. This flows seamlessly into a newly installed, contemporary breakfast kitchen, thoughtfully designed with both style and functionality in mind. The spacious double bedroom provides a relaxing and comfortable retreat, while the accommodation is completed by a sleek, modern bathroom featuring a crisp white suite.

Externally, the property benefits from one designated parking space, as well as access to well-maintained communal gardens.

Perfectly positioned, the apartment is within easy walking distance of the bustling town centre, offering a wide and ever-growing selection of independent shops, cafés, bars, and restaurants. The renowned Congleton Park is also nearby,

providing beautiful green open spaces, and a popular café, while the recently developed leisure centre adds further lifestyle appeal. For commuters, the railway station is conveniently close, offering direct links to the national network.

A fantastic opportunity to acquire a stylish home in a highly desirable and convenient location.

The accommodation briefly comprises

(all dimensions are approximate)

HALL : Telephone door release intercom. Electric heater. Door to walk in storage cupboard with hot water cylinder. Doors to principal rooms

LOUNGE 12' 0" x 9' 9" (3.65m x 2.97m): PVCu double glazed feature windows to two aspects. Dimplex electric heater. 13 Amp power points. Door to kitchen.

KITCHEN 9' 4" x 8' 3" (2.84m x 2.51m): Feature PVCu double glazed window to rear aspect. Dark blue matching base and eye level units with quartz effect preparation surfaces having inset single drainer stainless steel sink with mixer tap. Ceramic hob with extractor canopy over and electric oven below. Tiled to splashbacks. Space and plumbing for washing machine. 13 Amp power points. Space for table and chairs. Electric wall heater.

BEDROOM 3.33m (10ft 11in) x 2.97m (9ft 9in) : Feature PVCu double glazed windows to two aspects. Dimplex electric heater. 13 Amp power points.

BATHROOM 7' 3" x 6' 1" (2.21m x 1.85m): White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with Triton electric shower over and glass screen. Grey slate effect shower boarding. Extractor fan. Electric fan heater.

OUTSIDE : One designated parking space. Communal gardens.



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

TENURE : Leasehold. Service charge: £90 per calendar month to cover building insurance, external window cleaning, communal cleaning, decoration and gardening.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV CW12 3DN

Energy Performance Certificate



Flat 12 Parkleigh, 11, Park Lane, CONGLETON, CW12 3DN

Dwelling type: Top-floor flat
 Date of assessment: 25 September 2019
 Date of certificate: 25 September 2019
 Reference number: 8391-6821-6650-2265-9926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 43 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

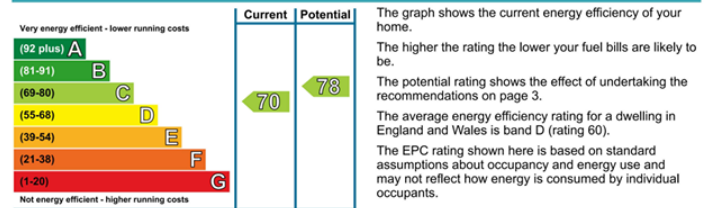
Estimated energy costs of dwelling for 3 years:	£ 1,839
Over 3 years you could save	£ 444

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 1,164 over 3 years	£ 828 over 3 years	
Hot Water	£ 543 over 3 years	£ 435 over 3 years	
Totals	£ 1,839	£ 1,395	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 93
2 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 351

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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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