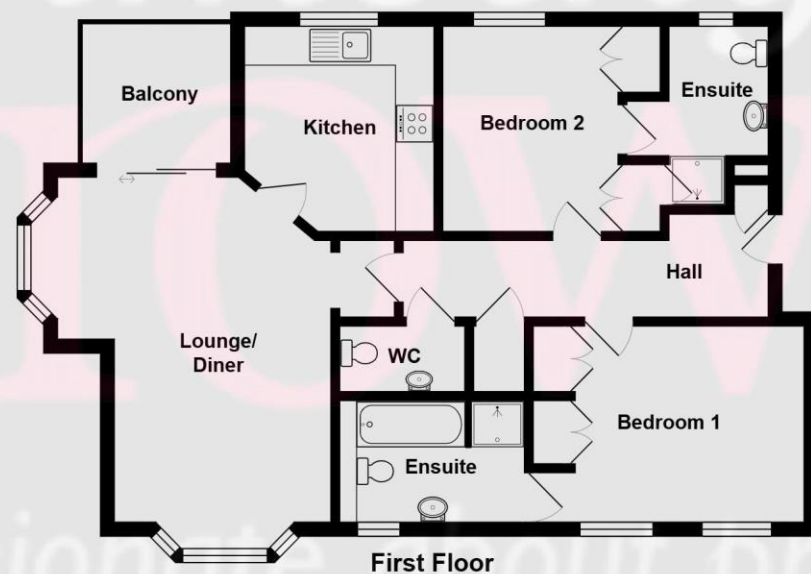


Timothy a brown



Total Area: 82.6 m² (excluding balcony)

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



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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Timothy a brown

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23 Obelisk Way,
Congleton, Cheshire CW12 4FY

Selling Price: £194,950

- SPACIOUS FIRST-FLOOR CORNER APARTMENT
- LOUNGE/DINER WITH TWO BAY WINDOWS & PATIO DOORS TO PRIVATE BALCONY
- FITTED KITCHEN PLUS TWO EN SUITE DOUBLE BEDROOMS
- SECURE PARKING WITH TWO ALLOCATED PARKING SPACES
- ATTRACTIVE COMMUNAL GARDENS & PEACEFUL BALCONY OUTLOOK
- WALKING DISTANCE TO CONGLETON TOWN CENTRE & EXCELLENT TRANSPORT LINKS
- A QUIET, WELL-MAINTAINED LIVING ENVIRONMENT

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NO CHAIN

A fantastic opportunity to purchase an exclusive apartment.

A light, airy and beautifully presented **first-floor corner apartment**, offering a generous 83m² (893ft²) of spacious accommodation within a prestigious, self-managed development conveniently located for Congleton town centre. The property benefits from electrically operated gated access and private allocated parking.

Cloakroom/W.C. Lounge/diner with double sliding doors opening onto a **private balcony seating area** overlooking the beautiful communal gardens. Fitted kitchen. Master bedroom with fitted wardrobes and en suite bathroom. Bedroom two with fitted wardrobes and en suite. Storage/utility cupboard. Externally, there are **two allocated parking spaces** and attractive communal gardens.

DISCOVER THE BEST OF CONGLETON

Congleton is a vibrant and fast-growing Cheshire market town, offering an ideal blend of convenience, culture and countryside. The town centre provides an excellent mix of independent boutiques, national retailers, cafés, bars and restaurants, complemented by regular markets, food events and craft fairs that bring a lively



community atmosphere. The Daneside Theatre adds a strong cultural thread with performances and local arts, while **Astbury Mere Country Park** offers scenic walking trails, wildlife and peaceful lakeside views.

Transport links are a major advantage. Obelisk Way is only a **20-minute drive to Junction 17 of the M6**, providing swift access across the North West. **Manchester International Airport is just 17 miles away**, and **Congleton train station (around 5–6 minutes by car)** offers direct commuter services to Manchester Piccadilly and Stoke-on-Trent, with onward Intercity connections to London Euston.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALL : Hallway leading to all rooms. Radiator. One single power point. Two storage cupboards.

CLOAKROOM W.C. : White suite comprising W.C. and wash basin. Partly tiled walls. Radiator.

LOUNGE DINER 15' 8" x 19' 6" (4.77m x 5.94m) max: Two PVCu double glazed bay windows to dual aspects. Two radiators. 13 Amp power points. BT point. TV point. Sliding patio doors leading to the terrace/balcony area.

KITCHEN : PVCu double glazed window. White hi-gloss eye level and base units with granite effect worktops having stainless steel single drainer 1.5 bowl sink unit inset. Fitted with an Ariston dishwasher, Indesit washing machine, electric oven and electric ceramic hob. Large double



cupboard housing the Ideal gas combi boiler. 13 Amp power points.

MASTER BEDROOM 12' 2" x 10' 5" (3.71m x 3.17m): PVCu double glazed window. Radiator. 13 Amp power points. Two fitted wardrobes with wall mirror. BT point. TV point. Door to:

EN-SUITE BATHROOM 6' 8" x 9' 3" (2.03m x 2.82m) max: PVCu double glazed opaque window. White suite comprising W.C., pedestal wash hand basin, bath and separate shower cubicle. Half tiled walls. Radiator. Shaver point. Tiled floor.

BEDROOM 2 10' 6" x 9' 2" (3.20m x 2.79m): PVCu double glazed window. Radiator. 13 Amp power points. Two fitted wardrobes. Door to:

EN-SUITE SHOWER ROOM 8' 8" x 5' 3" (2.64m x 1.60m) max: PVCu double glazed opaque window. White suite comprising: W.C., pedestal wash hand basin and shower cubicle. Partly tiled walls. Shaver point. Tiled floor.

BALCONY 7' 8" x 7' 10" (2.34m x 2.39m): A beautiful tiled seating area overlooking the communal gardens.

Outside : Immaculate communal gardens. Allocated gated parking for two cars.

TENURE : Leasehold. 999 years from 30/05/2000 with 972 years remaining. Service charge £195.00 per calendar month. Ground rent £125 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

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4FY

Energy performance certificate (EPC)

23 Obelisk Way CONGLETON CW12 4FY	Energy rating	Valid until:	13 October 2036
	C	Certificate number:	5236-4420-3609-0244-7292

Property type	Mid-floor flat
Total floor area	83 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.](#)

