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37 Wharf Mill
Congleton, Cheshire CW12 3GQ

Selling Price: £185,000

- NO ONWARD CHAIN
- EXCLUSIVE WHARF MILL WATERSIDE DEVELOPMENT
- PRIME SECOND FLOOR POSITION WITH STUNNING CANAL VIEWS
- TWO GENEROUSLY PROPORTIONED DOUBLE BEDROOMS
- IMPRESSIVE 23FT LOUNGE AND DINING ROOM
- EN-SUITE SHOWER ROOM AND SEPARATE BATHROOM
- BEAUTIFUL COMMUNAL CANALSIDE GARDENS
- ALLOCATED PARKING AND CONVENIENT TOWN CENTRE LOCATION

NO ONWARD CHAIN – AN ENVIABLE CANALSIDE POSITION WITH STUNNING WATERSIDE VIEWS.

Occupying arguably one of the finest positions within the highly regarded Wharf Mill development, this delightful second floor, two double bedroom apartment enjoys a truly enviable outlook across the professionally maintained residents' gardens and the picturesque Macclesfield Canal.

A rare opportunity to acquire a superb waterside apartment in one of Congleton's most sought-after residential developments.

The apartment offers well-proportioned and thoughtfully arranged accommodation, perfectly suited to those seeking a peaceful, low-maintenance lifestyle without compromising on convenience or location.

At the heart of the home is an impressive 23ft lounge and dining room, providing a wonderful space for both relaxing and entertaining, complemented by a fitted kitchen with integrated cooking appliances. Both bedrooms are comfortable doubles, with the principal bedroom benefiting from its own en-suite shower room, whilst a separate bathroom serves the remainder of the accommodation.

A welcoming entrance hallway with useful storage completes the interior. What truly sets this

apartment apart is its exceptional waterside aspect. Overlooking the attractive communal gardens, which extend right to the canal's edge, residents can enjoy a wonderfully tranquil environment, watching the colourful narrowboats pass by or simply relaxing amidst the beautifully established surroundings.

Wharf Mill itself is an exclusive and highly regarded development, ideally positioned to enjoy

The accommodation briefly comprises
(all dimensions are approximate)

PRIVATE FLAT ENTRANCE :

L SHAPED HALL : Single panel central heating radiator. 13 Amp power points. Access to roof space. Deep recessed store cupboard with single panel central heating radiator.

LOUNGE/DINER 23' 2" x 10' 11" (7.06m x 3.32m): Timber framed sealed unit double glazed window to rear aspect. Two double panel central heating radiators. 13 Amp power points. Arch to kitchen. French doors opening to Juliette balcony with aspect over Mow Cop.

KITCHEN 9' 6" x 7' 10" (2.89m x 2.39m): Cream fronted eye level and base units having roll edge formica preparation surface over with stainless steel single drainer sink unit. Built-in 4-ring gas hob with electric oven and grill below and extractor canopy hood over. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted gas central heating boiler.

BEDROOM 1 FRONT 10' 1" x 9' 7" (3.07m x 2.92m): Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE 5' 10" x 5' 9" (1.78m x 1.75m): Low voltage downlighters inset. White suite comprising low level W.C., wash hand basin and corner shower cubicle housing a mains fed shower. Single panel central heating radiator.

BEDROOM 2 FRONT 9' 9" x 9' 3" (2.97m x 2.82m): Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 3" x 5' 7" (1.90m x 1.70m): Low voltage downlighters inset. White suite comprising low level W.C., pedestal wash hand basin and panelled bath. Glazed tiles to half height. Single panel central heating radiator.

OUTSIDE : Allocated parking space for one car. Numerous visitors parking spaces. Residents have the private use of the communal canalside gardens.

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

TENURE : Leasehold. Lease start date: 18/12/2003. Lease end date: 1/1/2203. Lease term: 200 years from 1/1/2003. Service charge is £1,260 per annum.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 3GW

Energy performance certificate (EPC)

17 Wharf Mill CONGLETON CW12 3GW	Energy rating B	Valid until: 6 October 2036
		Certificate number: 3290-6230-0422-7108-3063

Property type	Top-floor flat
Total floor area	65 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-standards-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>.

Energy rating and score
This property's energy rating is B. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

