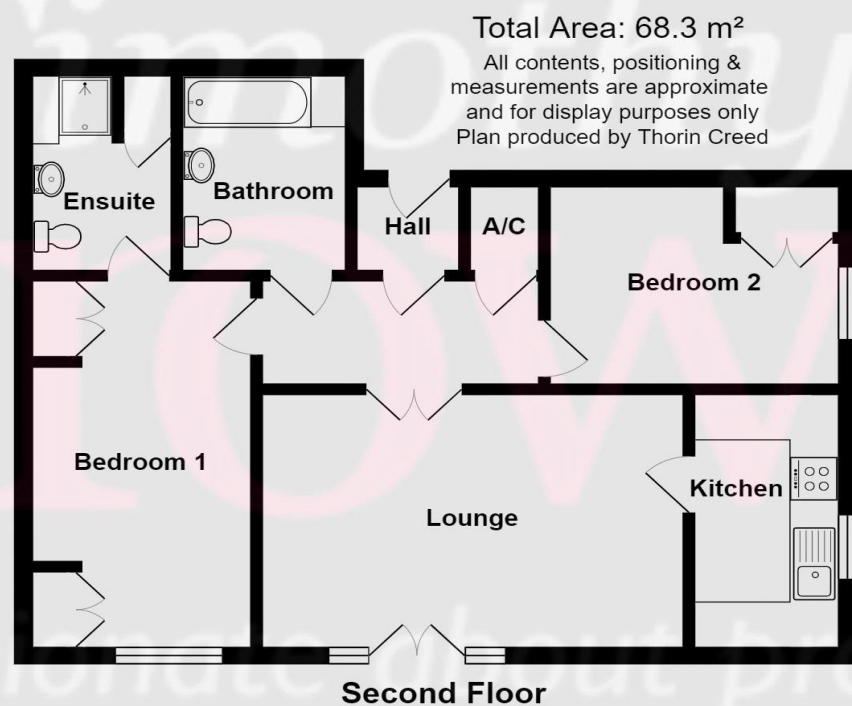


Timothy a brown



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

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www.timothyabrown.co.uk

87 Mill Green
Congleton, Cheshire CW12 1GD

Selling Price: Guide Price £150,000

- MODERN SECOND FLOOR APARTMENT
- SPACIOUS LOUNGE DINER WITH JULIETTE BALCONY
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- DESIGNATED CAR PARKING SPACE
- CLOSE TO TOWN CENTRE & CONGLETON PARK
- NO CHAIN

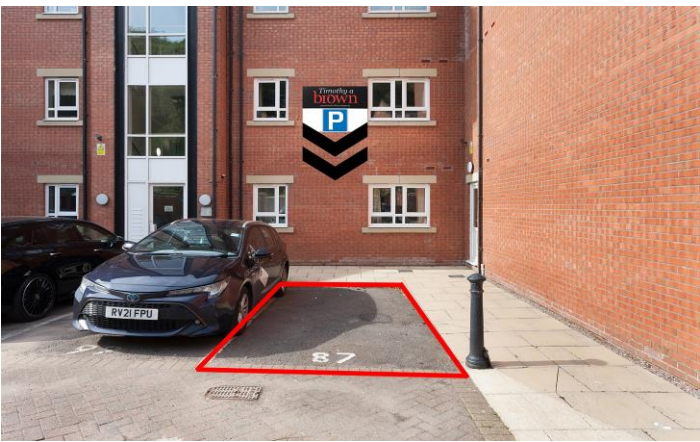
A Stylish First-Floor Apartment in an Exclusive Gated Development – Offered with No Onward Chain

Set within a peaceful and highly sought-after gated community, this beautifully presented first-floor apartment offers the perfect blend of modern comfort, space, and convenience — ideal for professionals, downsizers, or investors alike.

Recently refreshed with new carpets and contemporary blinds in the lounge and both bedrooms, the apartment is ready to move straight into and enjoy.

Inside, the property boasts a spacious and thoughtfully designed layout featuring two generous double bedrooms, two well-appointed bathrooms, and an impressive open-plan lounge/dining area perfect for relaxing or entertaining. Additional benefits include full PVCu double glazing, gas central heating, and a designated parking space.

Perfectly positioned in the heart of Congleton, Mill Green enjoys an enviable location just a short stroll from the vibrant town centre, where you'll find an excellent selection of independent shops, cafés, bars, and restaurants. At the end of Mill Green lies the award-winning Congleton Park — a beautiful green space offering scenic walks, children's play areas, sports facilities, and the



popular Café, in the park, known for its unique blend of vintage charm.

Offering stylish, low-maintenance living in a prime central location, this exceptional apartment is a rare opportunity not to be missed.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE TO :

VESTIBULE : 13 Amp power points.

HALL : Single panel central heating radiator. Intercom handset. Cupboard housing central heating boiler. Access to roof space. Double doors to:

LOUNGE 5.21m (17ft 1in) x 3.48m (11ft 5in) : PVCu double glazed French doors to front aspect. Coving to ceiling. Two single panel central heating radiators. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. Doors to:

KITCHEN 3.48m (11ft 5in) x 1.78m (5ft 10in) : PVCu double glazed window to side aspect. Range of beech effect eye level and base units having stardust effect plastic laminate preparation surfaces to three walls with single drainer stainless steel sink unit inset. Built-in 4-ring electric hob with fan assisted electric double oven and grill below with stainless steel canopy extractor over. Integrated fridge, freezer, dishwasher and washing machine. Single panel central heating radiator. 13 Amp power points. Tiled to splashbacks. Thermoplastic floor tiles as laid.

BEDROOM 1 FRONT 4.93m (16ft 2in) x 2.67m (8ft 9in) maximum: PVC double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point. Two built-in double wardrobes. Door to:



En Suite : White suite comprising: low level w.c., pedestal wash hand basin and enclosed shower cubicle housing mains fed shower. Single panel central heating radiator. Half tiled walls. Store cupboard. Inset downlighters.

BEDROOM 2 SIDE 3.58m (11ft 9in) x 2.64m (8ft 8in) maximum: PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Built-in wardrobe.

BATHROOM : White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with telephone handset bath/shower mixer tap. Single panel central heating radiator. Tiled to half height. Inset downlighters

OUTSIDE : Automatic gates to parking area. Allocated parking space.

TENURE : Leasehold. 999 years from 1st January 2005 with 979 years remaining. Ground rent £202 per annum approx. Service charge £1,950 per annum.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 1GD

