Timothy a brown

BEST ESTATE AGENT GUIDE AWARDS 2025 WINNER SALES
AWARDED FOR MARKETING | SERVICE | RESULTS

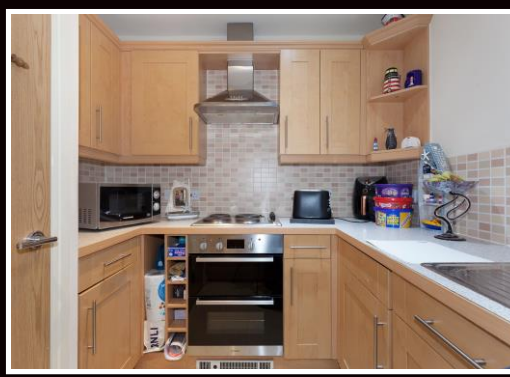
BEST ESTATE AGENT GUIDE AWARDS 2025 TOP 500 SALES & LETTINGS
AWARDED FOR MARKETING | SERVICE | RESULTS

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN CONGLETON









48 Mill Green

Congleton, Cheshire CW12 1JG

Selling Price: £90,000

- NO ONWARD CHAIN
- PRIME RENTAL INVESTMENT OPPORTUNITY
- STYLISH ONE BEDROOM APARTMENT
- SECOND FLOOR WITH LIFT & STAIR ACCESS
- SPACIOUS LOUNGE/DINER WITH WOODLAND ASPECT
- EASY WALK TO TOWN CENTRE, PARK & LEISURE CENTRE
- DESIGNATED PARKING SPACE

Effortless Modern Living: Your Congleton Sanctuary Awaits (No Chain!) Seize this rare opportunity!

A motivated vendor presents a stylish, one-bedroom second-floor apartment in the coveted Mill Green development – ready for you to move in, chain-free.

Imagine:

Urban Convenience & Tranquil Retreat: Step into a world where vibrant town centre living seamlessly blends with peaceful riverside walks and the lush greenery of award-winning Congleton Park, all just moments from your doorstep.

Modern Comfort & Efficiency: This apartment boasts a spacious lounge/diner with a Juliette balcony overlooking a serene wooded area, a sleek fitted kitchen with integrated appliances, and a tranquil double bedroom.

Turnkey Perfection: Enjoy the convenience of a designated parking space, lift and stairwell access, and an apartment designed for economical living with full central heating and double glazing.

Inside, discover:

- A welcoming reception hall with ample storage.
- A contemporary bathroom with a white suite and electric shower.
- A peaceful double bedroom with picturesque woodland views.
- A bright and airy lounge/diner, perfect for entertaining or relaxing.
- A modern kitchen equipped with a hob, oven, dishwasher, washing machine, and fridge/freezer.

This is more than just an apartment; it's a lifestyle upgrade. A chance to embrace modern living in a prime location, with the vibrant heart of Congleton at your fingertips.

Don't miss this exceptional opportunity – schedule your viewing today!

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE :

HALL 13' 0'' x 4' 4'' (3.96m x 1.31m): Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Cupboard housing central heating boiler.

LOUNGE 17' 8'' x 10' 6'' (5.39m x 3.2m): Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). French doors to Juliette balcony.

KITCHEN 9' 5'' x 5' 10'' (2.88m x 1.78m): Low voltage downlighters inset. Contemporary style beech effect laminate fronted eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in four ring electric hob with matching double oven/grill below and extractor hood over. Integrated fridge and freezer. Integrated dishwasher. Integrated washer/dryer. Mosaic tiles to splashbacks. 13 Amp power points.

BEDROOM 10' 5'' x 5' 7'' (3.18m x 1.71m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Triple built-in wardrobe.

BATHROOM 9' 7'' x 5' 3'' (2.93m x 1.6m): Low voltage downlighters inset. White suite comprising: Panelled bath with Triton electric shower over. Pedestal wash hand basin. Low level w.c. Wall mounted towel radiator. Shaver point. Tiled to splashbacks.

Outside : One designated parking space.

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

TENURE : Leasehold. 999 year lease. 981 years remaining. Ground rent: £136.03 per annum. Service charge: £1,300 per annum. (Subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1JG





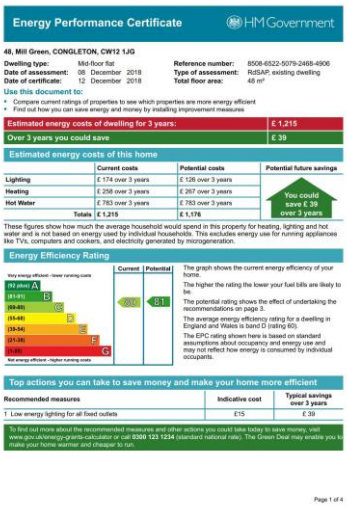


Second Floor

Total Area: 48.3 m²

All contents, positioning & measurements are approximate and for display purposes only

Plan produced by Thorin Creed



Energy Performance Certificate — HM Government

48, Mill Green, CONGLETON, CW12 1JG

Dwelling type:	Mid-floor flat	**Reference number:**	8506-6522-5079-2468-4906
Date of assessment:	08 December 2018	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	12 December 2018	**Total floor area:**	48 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:	**£ 1,215**
Over 3 years you could save	**£ 39**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 126 over 3 years	You could save £ 39 over 3 years
Heating	£ 258 over 3 years	£ 267 over 3 years	
Hot Water	£ 783 over 3 years	£ 783 over 3 years	
Totals	£ 1,215	£ 1,176	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81 B
(55-68) D	68 D	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£15	£ 39

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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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