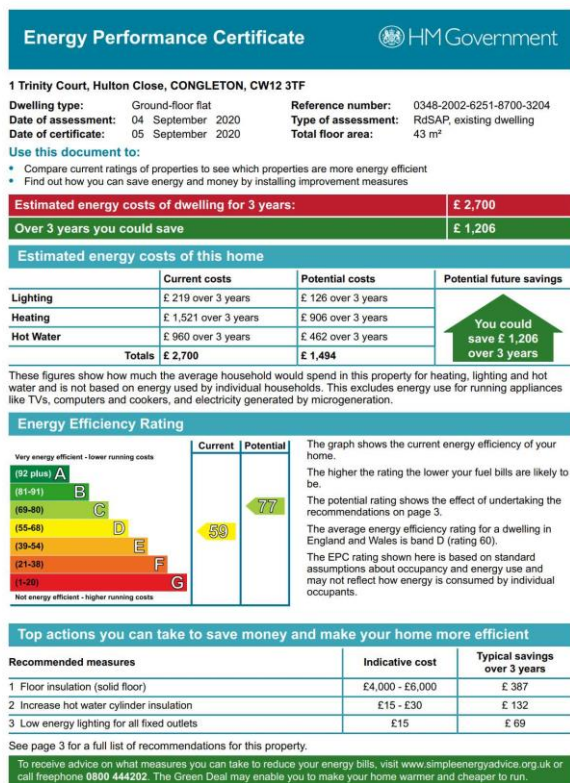




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Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried 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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1 Trinity Court
Congleton, Cheshire CW12 3TF

Selling Price: £120,000

- NO ONWARD CHAIN
- GROUND FLOOR ONE BEDROOM APARTMENT
- HIGHLY REGARDED HENSHALL HALL DEVELOPMENT
- POPULAR MOSSLEY RESIDENTIAL LOCATION
- ATTRACTIVE OUTLOOK OVER COMMUNAL GARDENS
- SECURE INTERCOM ENTRY SYSTEM
- RESIDENTS' COMMUNAL PARKING
- WALKING DISTANCE TO RAILWAY STATION & LOCAL SHOPS

NO ONWARD CHAIN – AN IDEAL FIRST-TIME BUY, RENTAL INVESTMENT OR PERFECT LOCK-UP-AND-LEAVE RETREAT.

A delightful ground floor, one-bedroom apartment enjoying an attractive outlook over communal gardens, situated within the highly regarded Henshall Hall development in the ever-popular Mossley area of Congleton.

With residents' parking, excellent transport connections and beautiful countryside walks virtually on the doorstep, this is an opportunity not to be missed!

Built by the well-respected Seddon Homes, Henshall Hall has long been a popular choice amongst buyers seeking a peaceful, established residential setting without compromising on everyday convenience.

Whether you're taking your first step onto the property ladder, looking to downsize to something more manageable, seeking a buy-to-let investment or simply wanting a convenient lock-up-and-leave home, this appealing apartment has plenty to offer.

Occupying a desirable ground floor position, the accommodation is accessed via a secure communal entrance with intercom entry system.

Once inside, a private entrance hall leads through to a welcoming bay-windowed lounge, enjoying



pleasant views across the well-maintained communal lawns and providing an inviting space in which to relax. A fitted kitchen, generously proportioned double bedroom and bathroom complete the accommodation.

Further benefits include PVCu double glazing, attractive communal gardens and convenient on-site residents' parking, all contributing to the property's appeal and ease of day-to-day living.

The location is undoubtedly one of the property's greatest assets. Nestled within the sought-after Mossley district, the apartment is just a comfortable, level walk from Congleton railway station and the excellent range of local shops and amenities at Hightown. Regular bus services are also close at hand, making this an especially practical location for those wishing to leave the car at home.

For anyone who enjoys the outdoors, the picturesque Macclesfield Canal and the leafy pathways of the former Biddulph Valley railway line are within easy reach, offering delightful opportunities for walking, cycling and enjoying the surrounding Cheshire countryside. A choice of popular local pubs and eateries, including The Queens Head, The Railway Inn and The Castle Inn, adds to the area's welcoming community atmosphere. Congleton's thriving town centre, with its independent shops, cafés, restaurants and everyday amenities, is also readily accessible.



For commuters, the nearby railway station provides connections towards Manchester and London, whilst Junctions 17 and 18 of the M6 motorway offer convenient access to the wider regional road network.

Offered for sale with NO ONWARD CHAIN, this is a fantastic opportunity to acquire an easily maintained home in a consistently popular residential development, combining comfort, convenience and an enviable lifestyle location.

Early viewing is strongly recommended to appreciate the setting, practicality and potential this charming apartment has to offer.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : Intercom. Walnut effect flooring. Doors to lounge and bedroom.

BEDROOM 10' 0" x 9' 4" (3.05m x 2.84m): PVCu double glazed window to front aspect. Wall mounted electric storage heater. 13 Amp power point. Beech effect flooring.

LIVING ROOM 15' 6" x 11' 7" (4.72m x 3.53m) into bay: PVCu double glazed bay window to front aspect. Wall mounted electric storage heater. 13 Amp power point. Walnut effect flooring.

KITCHEN 9' 10" x 7' 0" (2.99m x 2.13m): PVCu double glazed window to side aspect. Modern fitted kitchen of light wooden fronted eye level and base units having roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset with built-in 4-ring electric hob with electric oven and grill below with extractor hood over. Mosaic tiles to splashbacks. Space and plumbing for washing machine. Space for fridge. 13 Amp power points.



LOBBY : Door to airing cupboard with lagged cylinder. Linen shelves.

BATHROOM 6' 10" x 6' 4" (2.08m x 1.93m): PVCu double glazed window to side aspect. White suite comprising Low level w.c., pedestal wash hand basin and panelled bath with electric shower over. Fully tiled walls. Wall mounted electric heater.

OUTSIDE : Residents communal parking and well maintained communal garden.

AGENTS NOTE : Freeholder Clause to all Leaseholders and Sub-Lessees NOT TO USE the Flat nor permit the same to be used for any purpose whatsoever other than as a private dwelling house in the occupation of one family (that is a parent or parents and his, her or their child or children). If the flat shall be constructed with one bedroom only, not to allow more than two persons to reside there at any one time.

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

TENURE : Leasehold. Lease of 999 years with 961 years remaining. Service charge £1000 per annum. Ground rent £25 per annum. ???????????????

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 3TF

