

Timothy a brown



9 Parkleigh

11 Park Lane, Congleton, Cheshire
CW12 3DN

Selling Price: £115,000

- PRIME FIRST-FLOOR APARTMENT IN A HIGHLY WALKABLE LOCATION
- JUST A SHORT STROLL TO THE TOWN CENTRE AND RAILWAY STATION
- SPACIOUS SITTING ROOM FILLED WITH NATURAL LIGHT
- BRIGHT AND AIRY BREAKFAST KITCHEN IDEAL FOR EVERYDAY LIVING
- GENEROUS DOUBLE BEDROOM OFFERING A COMFORTABLE RETREAT
- WELL-SIZED BATHROOM AND WELCOMING ENTRANCE HALL
- ALLOCATED PARKING SPACE PLUS ATTRACTIVE COMMUNAL GARDENS CLOSE TO PARKS, LEISURE FACILITIES, SHOPS, CAFÉS, BARS, AND RESTAURANTS

FOR SALE BY PRIVATE TREATY (Subject to contract)

****NO CHAIN****

A charming first-floor apartment in a prime, walkable location.

Situated just a short stroll from the vibrant town centre and railway station, this superb one-bedroom apartment offers low-maintenance living ideal for first-time buyers, professionals, or investors alike.

The property is accessed via a welcoming entrance hall, leading to all principal rooms. At the heart of the home is a generously proportioned sitting room, filled with natural light and perfectly suited for both relaxing and entertaining. This flows seamlessly into the light filled breakfast kitchen. The spacious double bedroom provides a relaxing and comfortable retreat, while the accommodation is completed by a generous sized bathroom.

Externally, the property benefits from one designated parking space, as well as access to well-maintained communal gardens.

Perfectly positioned, the apartment is within easy walking distance of the bustling town centre, offering a wide and ever-growing selection of independent shops, cafés, bars, and restaurants. The renowned Congleton Park is also nearby, providing beautiful green open spaces, and a

popular café, while the recently developed leisure centre adds further lifestyle appeal. For commuters, the railway station is conveniently close, offering direct links to the national network.

A fantastic opportunity to acquire a comfortable home in a highly desirable and convenient location.

The accommodation briefly comprises

(all dimensions are approximate)

HALL : Telephone door release intercom. Door to walk-in storage cupboard with hot water cylinder. Doors to principal rooms.

LOUNGE 12' 0" x 9' 9" (3.65m x 2.97m): PVCu double glazed feature windows to two aspects. Electric storage heater. 13 Amp power points. Door to kitchen.

KITCHEN 9' 4" x 8' 3" (2.84m x 2.51m): PVCu double glazed window to rear aspect. White panel fronted base and eye level units with preparation surfaces having inset single drainer stainless steel sink. Electric 4-ring hob with extractor canopy over and electric oven below. Tiled to splashbacks. Space and plumbing for washing machine. 13 Amp power points. Space for table and chairs. Electric kickboard heater.

BEDROOM 10' 11" x 9' 9" (3.32m x 2.97m): PVCu double glazed windows to two aspects. Electric storage heater. 13 Amp power points.

BATHROOM 7' 3" x 6' 1" (2.21m x 1.85m): Champagne coloured suite comprising: low level W.C., pedestal wash hand basin and panelled bath with Triton electric shower over. Extractor fan. Electric fan heater.

OUTSIDE : One designated parking space. Communal gardens.



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

TENURE : Leasehold - 999 years from 01.01.2003 976 years remaining. Service charge: £90 per calendar month to cover building insurance, external window cleaning, communal cleaning, decoration and gardening.

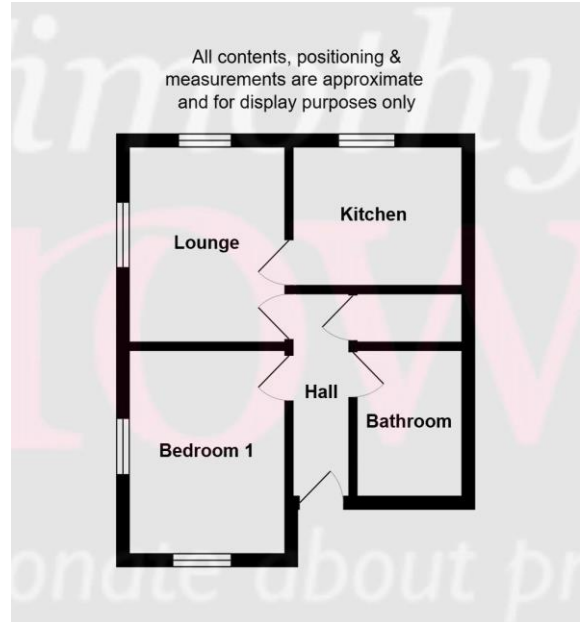
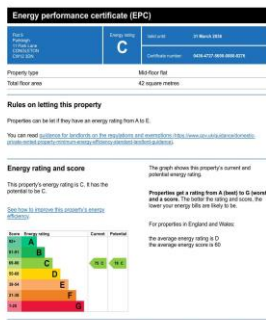
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VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS:



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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