

Timothy a brown



Flat 15 Parkleigh,

11 Park Lane, Congleton,
Cheshire CW12 3DN

Selling Price: £118,000

- BRIGHT & MODERN SECOND-FLOOR APARTMENT CLOSE TO TOWN CENTRE
- FITTED DINING KITCHEN
- COMFORTABLE LIVING ROOM
- DOUBLE BEDROOM & WELL-APPOINTED BATHROOM
- PVCU DOUBLE GLAZING & EFFICIENT ELECTRIC HEATING
- DESIGNATED PARKING & WELL-KEPT COMMUNAL GARDENS
- SHORT WALK TO TOWN CENTRE AMENITIES, TRAIN STATION & CONGLETON PARK
- IDEAL FOR FIRST TIME BUYERS, INVESTORS OR THOSE DOWNSIZING

FOR SALE BY PRIVATE TREATY (Subject to contract)

A BRIGHT AND MODERN SECOND-FLOOR APARTMENT JUST MOMENTS FROM CONGLETON TOWN CENTRE.

This stylish one-bedroom home offers a fitted dining kitchen, a comfortable living room, a double bedroom and a bathroom — all finished with PVCu double glazing and efficient electric heating. Outside, you'll find well-kept communal gardens and your own designated parking space.

Perfectly placed for town-centre living, you're only a short stroll from Congleton's thriving mix of independent shops, cafés, bars and restaurants. The award-winning Congleton Park is close by for weekend walks, riverside views and its popular café, while the newly redeveloped leisure centre adds further lifestyle appeal. Commuters will appreciate the easy access to the railway station, offering direct links to Manchester, Stoke-on-Trent, and beyond.

An ideal choice for first time buyers, investors, or anyone looking to downsize into a modern, low-maintenance home in a superb location.

The accommodation briefly comprises:

(all dimensions are approximate)

RECEPTION HALL : Intercom handset. Large built-in airing cupboard and cloaks area with lagged copper cylinder and fitted immersion heater.

BATHROOM 7' 3" x 6' 0" (2.21m x 1.83m): White suite comprising: Low level W.C., pedestal wash hand basin, panelled bath and fitted Triton electric shower and screen over. Extractor fan. Wall mounted fan heater. Low voltage downlighters inset. Walls fully tiled with black and white ceramic tiles.

FRONT BEDROOM 10' 11" x 9' 9" (3.32m x 2.97m): PVCu double glazed windows to front and side aspect. Low voltage downlighters inset. Wall mounted electric storage heater. 13 Amp power points. Double wardrobes with mirror fronted sliding door.

LIVING ROOM 11' 10" x 9' 9" (3.60m x 2.97m): PVCu double glazed windows to rear and side aspects. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval).

KITCHEN 9' 4" x 8' 3" (2.84m x 2.51m): PVCu double glazed window to rear aspect. Range of grey fronted eye level and base units having granite effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built-in stainless steel 4-ring electric hob with matching electric oven and grill below with extractor hood over. Matt finish slate effect tiles to splashbacks. 13 Amp power points. Space and plumbing for washing machine. Space for fridge.

Outside : One designated parking space.

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

TENURE : Leasehold. Service charge: £90 per calendar month to cover building insurance, external window cleaning, communal cleaning, decoration and gardening.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 3DN



Second Floor



Energy performance certificate (EPC)

Flat 15 Parkleigh 11 Park Lane CONGLETON CW12 3DN	Energy rating D	Valid until: 13 August 2033 Certificate number: 9648-3029-6208-1377-3206
Property type	Top-floor flat	
Total floor area	36 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

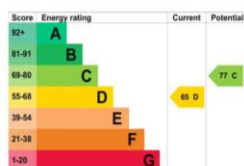
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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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