



STEPHENSON BROWNE

## Mill Green, Congleton

CW12 1JG



**50% Shared Ownership**  
**£50,000**

## Description

\*\*\* 50% SHARED OWNERSHIP with NO ONWARD CHAIN\*\*\*

Stephenson Browne are delighted to bring to the market this spacious one bedroom first floor apartment within the sought after Mill Green development, a perfect opportunity for any first time buyer looking to get on the property ladder.

Situated within the Town Centre you are just a stones throw away from many different amenities, bars, restaurants and leisure facilities, you will also find the picturesque Congleton Park right on your doorstep located towards the end of Mill Green.

Coming into the main building you access into the main door through a fob key, stair and lift access are available to all floors within the complex. Coming into the apartment you are welcomed into the entrance hall which includes the boiler/storage cupboard and access into all further accommodation. The lounge is situated to the rear overlooking the woodland with patio doors opening onto the Juliette balcony and also offers enough space to use as a lounge/diner, from here you have direct access into the fitted kitchen which houses many fitted appliances including fridge freezer, washer/dryer, dishwasher, electric hob and oven. The double bedroom is also to the rear and benefits built in wardrobes, the bathroom is fitted with a three piece white suite and electric shower. You are also provided with you own designated parking space.

Early inspection is highly advised, we cant imagine this property will stay on the market for long!



# Room Descriptions

## Hallway

Provides access to all accommodation and includes laminate wood effect flooring, ceiling light fitting, radiator, power points, access into the storage cupboard which houses the boiler.

## Lounge

14'8" x 10'8"

Spacious lounge housing laminate wood effect flooring, UPVC double glazed patio doors to the rear elevation, two radiators, two ceiling light fittings, ample power points, provides access into the kitchen.

## Kitchen

8'5" x 8'0"

Wooden fitted kitchen comprising wall and base units with work surface over, tiled splashback, sink with single drainer and mixer tap, four ring electric hob with extractor over and double electric oven, fitted fridge freezer, washing machine/dryer, dishwasher, ceiling spotlights, tiled flooring, ample power points.

## Bedroom

13'1" x 10'9"

Brilliant sized double bedroom with built in double and single wardrobe, radiator, two ceiling light fittings, UPVC double glazed window to the rear elevation, ample power points.

## Bathroom

7'10" x 6'0"

Three piece suite with low level WC, hand wash basin with mixer tap and wall mounted mirror above, low level bath with pillar taps and mixer shower over, bath curtain rail, mainly tiled walls throughout, tiled flooring, wall mounted towel radiator, double shavers port, ceiling spotlights, extractor fan.

## Tenure

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

## Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

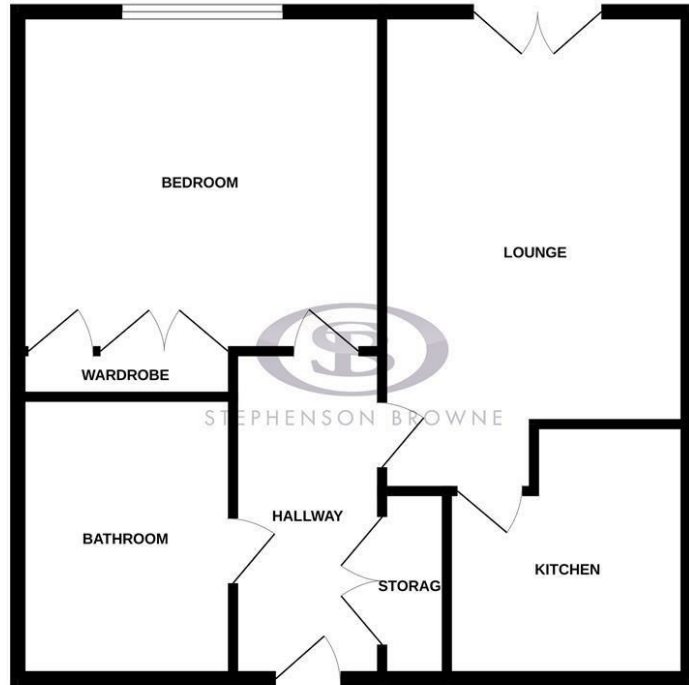
## AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy".



# Floorplans

FIRST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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