

Timothy a brown



88 Mill Green

Congleton, Cheshire CW12 1JG

Selling Price: £94,950

- MODERN FIRST-FLOOR ONE-BED APARTMENT IN PRIME TOWN CENTRE LOCATION
- LOUNGE WITH JULIETTE BALCONY
- FITTED KITCHEN PLUS DOUBLE BEDROOM & BATHROOM
- FULL PVCU DOUBLE GLAZING & CENTRAL HEATING
- DESIGNATED PARKING SPACE WITH RESIDENTS' CAR PARK
- LIFT ACCESS SERVICING ALL FLOORS FOR EASY, SECURE LIVING
- SHORT WALK TO SHOPS, BARS, RESTAURANTS AND TRANSPORT LINKS
- ON THE DOORSTEP OF AWARD-WINNING CONGLETON PARK AND RIVERSIDE WALKS

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN – COMPETITIVELY PRICED – A SUPERB OPPORTUNITY.

A brilliant first-time buyer pad, a rock-solid rental investment, or a safe, secure home for retirees — this modern first-floor apartment ticks every box.

With a Juliette balcony, dedicated parking space, and lift access, it offers effortless, low-maintenance living in a prime central location.

Step inside to a welcoming reception hall, lounge with Juliette balcony, fitted kitchen, double bedroom and bathroom.

The property benefits from full PVCu double glazing and central heating, making it warm, efficient and easy to run.

Outside, you'll find a designated parking space within the residents' car park, plus a lift servicing all floors, ensuring excellent accessibility.

Mill Green Park enjoys a superb position just a few minutes' walk from Congleton town centre with its shops, bars and restaurants. Even better, the award-winning Congleton Park and scenic riverside walks are right on the doorstep — perfect for relaxation, fresh air and green space.

A fantastic opportunity in a highly convenient location — ideal for buyers wanting value, security and lifestyle in one neat package.



The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE :

HALL : Coving to ceiling. Single panel central heating radiator. 13 amp power points. Cupboard housing central heating boiler.

LOUNGE 16' 7" x 10' 8" (5.05m x 3.25m): Coving to ceiling. Two single panel central heating radiators. 13 amp power points. Television aerial point. French doors to Juliette balcony.

KITCHEN 8' 3" x 8' 0" (2.51m x 2.44m): Low voltage downlighters inset. Contemporary style laminate fronted eye level and base units having cherry wood 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' 8" x 13' 1" (3.25m x 3.98m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 amp power points. Television aerial point. Triple built-in wardrobe.

BATHROOM 7' 10" x 6' 0" (2.39m x 1.83m): 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.

TENURE : Leasehold - 999 years. 977 remaining. Start date: 1/1/2004. Ground Rent: £206.82 per annum. Service charge: £1,236.40 per annum.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV CW12 1JG



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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