



  
STEPHENSON BROWNE  
**FOR SALE**  
www.stephensombrowne.co.uk  
01260 89999

2 THE GREEN

2 THE GREEN ASTBURY STREET, CONGLETON, CW12 4EL

75% SHARED OWNERSHIP £131,250



**\*\*NO CHAIN\*\*** Stephenson browne are delighted to offer for sale this mid terrace bungalow, forming part of a conveniently located development of retirement homes. The property is held on a long lease from Anchor Housing Association who, under a monthly service charge, cover garden maintenance, cleaning of windows, repairs to the building and an emergency pull cord alarm system.

The only stipulation is that the occupier has to be at least 55 years old. It is sold on a shared equity basis (75% occupier 25% Anchor Trust. The price quoted is for a 75% share of the full price).

There is a visiting Estate Manager and the added security of emergency Anchor call response system, which is an emergency monitoring centre providing a response 24 hours a day, 365 days a year, for periods when the Estate Manager is off duty.

Firstly, we must mention the location, with the ever popular Astbury Mere Country Park only a stone's throw away, as well as being a short walk into Congleton town centre boasting many shops, cafes and eateries. You also have Barn Road Retail Park just down the road with a variety of supermarkets and shops.

Internally the property comprises of entrance hall with storage cupboard, living room, breakfast kitchen, two bedrooms, the master having built in wardrobes and a wet room.

Externally, the property benefits from a rear garden, backing directly onto Congleton Cricket Ground, giving ultimate privacy. The garden is mostly laid to lawn with a paved patio area, perfect for outdoor dining. There is also a car park to the side of the bungalows allowing off road parking.



### Entrance Hall

Storage cupboard, entrance door and radiator.

### Living Room

14'11" x 10'2"

Feature fireplace with marble effect hearth and surround, wooden mantle and fitted fire, UPVC double glazed window to the front elevation and radiator.

### Breakfast Kitchen

10'2" x 10'2"

Fitted kitchen comprising wall and base units with work surface over, built in oven and hob with extractor over, space for appliances, stainless steel sink and drainer with taps over, tiled splash backs, linoleum flooring, space for dining table, UPVC double glazed window to the rear elevation, UPVC door to the rear elevation and radiator.

### Bedroom One

13'9" x 9'10"

Ample built in wardrobes, UPVC double glazed window to the rear elevation and radiator.

### Bedroom Two

7'6" x 7'3"

UPVC double glazed window to the front elevation and radiator.

### Wet Room

8'5" x 6'5"

Fitted wet room comprising walk in double shower with fitted handrails, vanity hand wash basin and low level WC, part tiled walls, linoleum flooring and radiator.

### Externally

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### Tenure

We understand from the vendor that the property is leasehold. Service charge is approx. £232 per calendar month. There is a 99 year lease commencing 31.03.1998. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

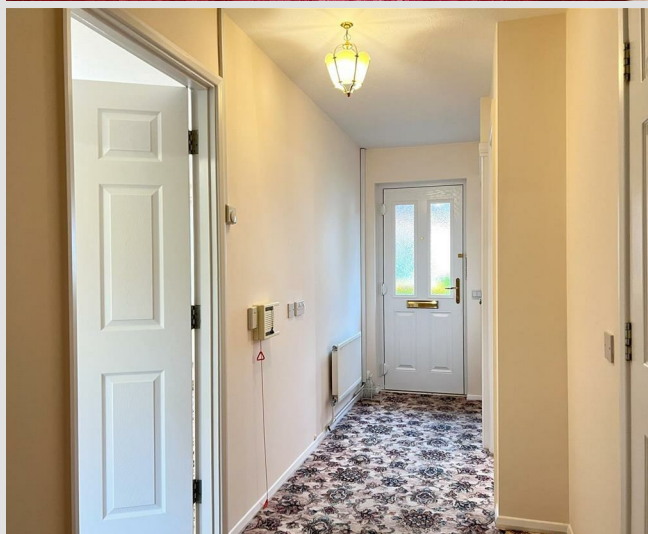
### Need to Sell?

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

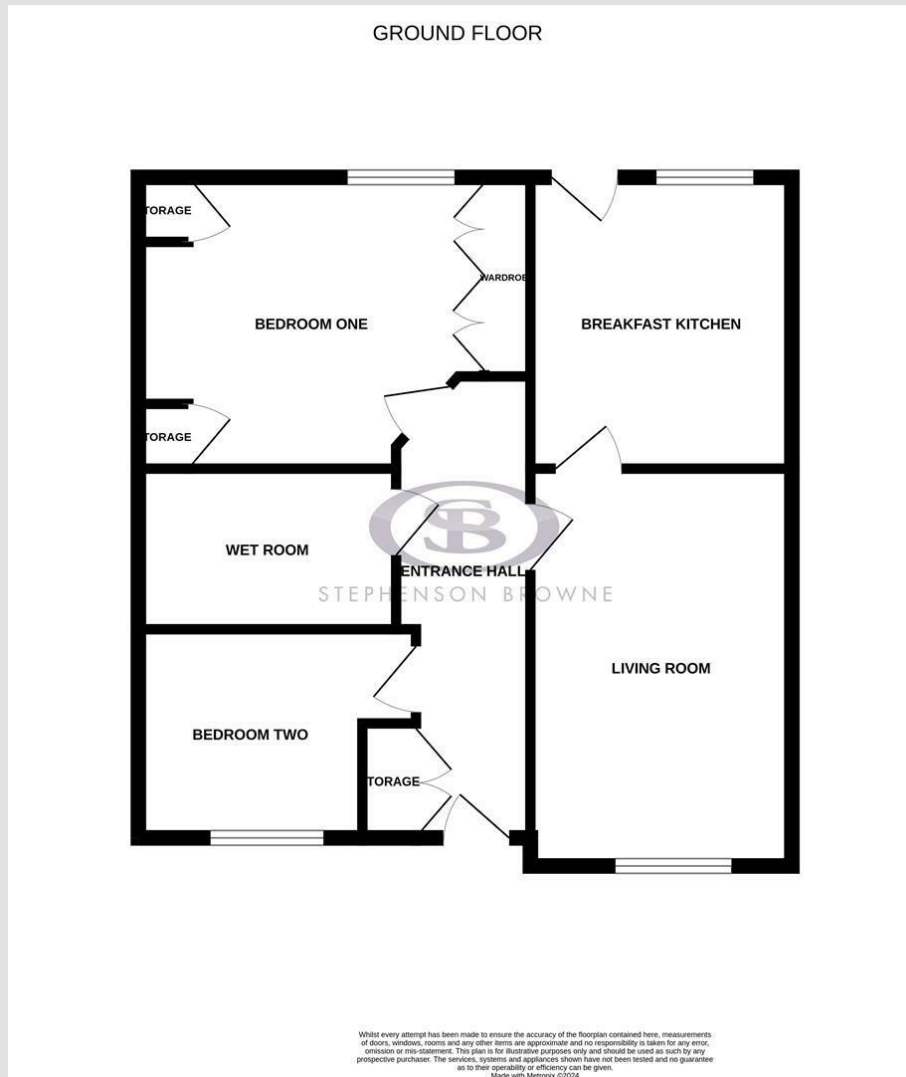
### AML Disclosure

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.

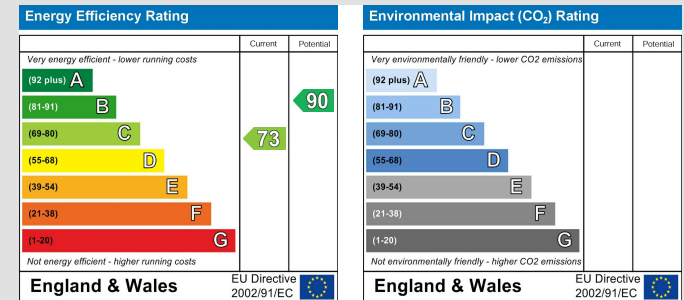
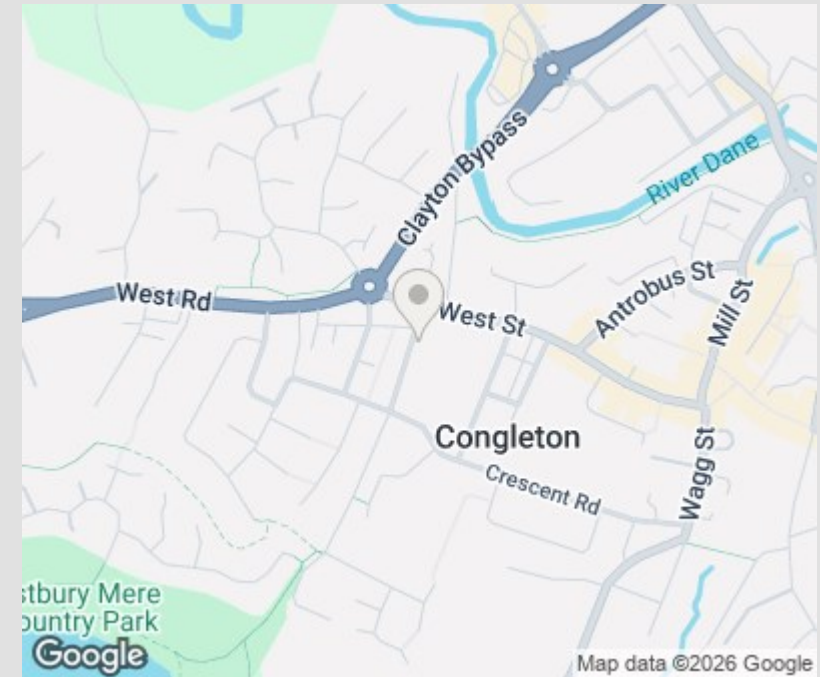




## Floor Plan



## Area Map



## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64