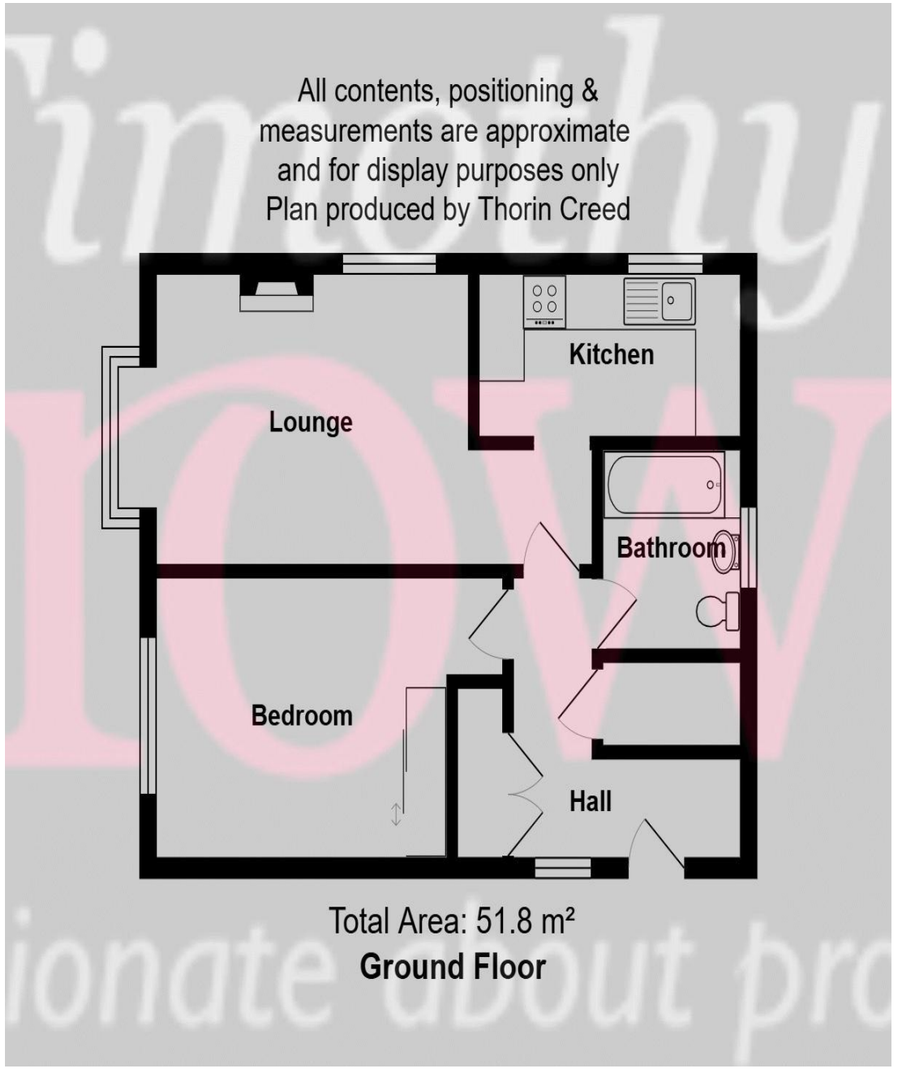

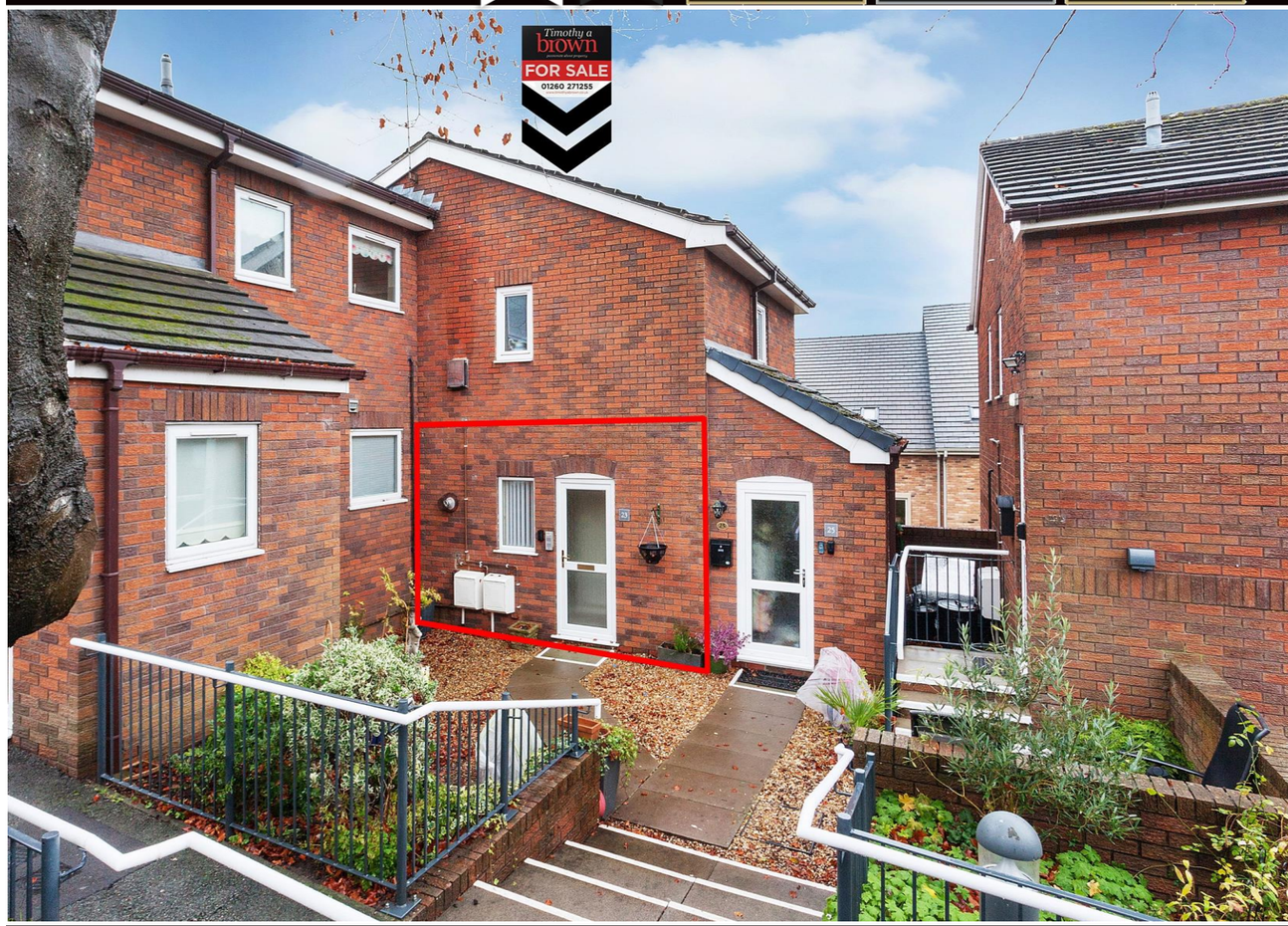







Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

Henbury House, 23

Priesty Court, Congleton, Cheshire CW12 4AH

Selling Price: £130,000

- SPACIOUS GROUND FLOOR RETIREMENT APARTMENT
- LOUNGE / DINER
- KITCHEN & BATHROOM
- DOUBLE BEDROOM WITH BUILT-IN WARDROBES
- IMMACULATE COMMUNAL GARDEN
- RESIDENT & VISITOR PARKING
- ON SITE WARDEN
- WALKING DISTANCE TO TOWN CENTRE SHOPS

NO CHAIN

***THESE PRESTIGIOUS RETIREMENT APARTMENTS ARE IN CONSTANT DEMAND.

A SELF CONTAINED, SPACIOUS ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PERSONAL FRONT DOOR ENTRANCE SITUATED IN THE HEART OF CONGLETON TOWN CENTRE.

A beautifully presented ground floor retirement apartment for the over 60's which benefits from a fitted kitchen to include all appliances in the sale, bathroom, PVCu double glazing and gas central heating with a new boiler installed in 2024.

The accommodation comprises: entrance hall with large store cupboard and generous airing cupboard, lounge/dining room, double bedroom with built-in wardrobes, kitchen and bathroom.

There is allocated parking and communal gardens.

The location is very convenient as it is positioned just off, and walking distance to Congleton's vibrant shopping centre. Priesty Fields, a little nearby lane leads to a foot path which quickly gives access to the spectacular local open countryside. The path is just minutes' walk from the property and a country walk could easily become a daily routine.

The property is fortunate to enjoy it's lovely benefits from being on the ground floor and enjoys an aspect outside where the grounds are smart and beautifully kept.

Properties are nicely spaced out within the immaculate landscaped gardens and parking facilities for visitors and guests are conveniently set out in front of the apartment.

With on-site assistance and with full use of the resident's lounge and offering facilities such as hairdressers, laundry and guest accommodation.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : Two ceiling light points. Central heating radiator. Meter cupboard. Double glazed window to front elevation. Walk-in storage cupboard. Large cupboard housing gas central heating boiler and airing.

LOUNGE 16' 2'' x 10' 4'' (4.92m x 3.15m) into bay: Two central heating radiators. Electric fire with marble hearth, inset and wooden surround. Double glazed window to rear aspect. Double glazed bay window to side aspect. Two ceiling light points. Coving. Television point. Telephone entry system.

KITCHEN 11' 8'' x 5' 10'' (3.55m x 1.78m): Double glazed window to rear aspect. Ceiling light point. Range of timber effect base and wall mounted units with granite style roll top work surface. Single drainer stainless steel sink unit. Washing machine and dryer. Electric cooker with double oven. Frost-free fridge freezer. Central heating radiator. Tiled to splash backs.

BEDROOM 1 SIDE 13' 1'' x 9' 11'' (3.98m x 3.02m): Double glazed window to the side aspect. Ceiling light point. Coving. Double wardrobes with mirror fronted sliding doors.

BATHROOM : Panelled bath with electric shower over. Pedestal wash hand basin. Low level W.C. Half tiled walls. Central heating radiator. Double glazed opaque window to side aspect. Ceiling light point.

REAR : There are communal gardens and parking.

TENURE : Leasehold. Length of lease: 999 years. Service charge: £153 per month. Ground rent: £25 per annum.

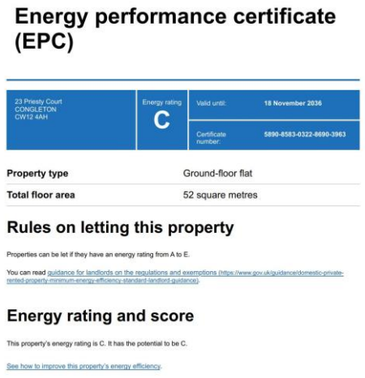
SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4AH



Energy performance certificate (EPC)

23 Priesly Court CONGLETON CW12 4AH	Energy rating C	Valid until:	18 November 2036
		Certificate number:	5890-8583-0322-8690-3963

Property type	Ground-floor flat
Total floor area	52 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)

Energy rating and score

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

See how to improve this property's energy efficiency.







