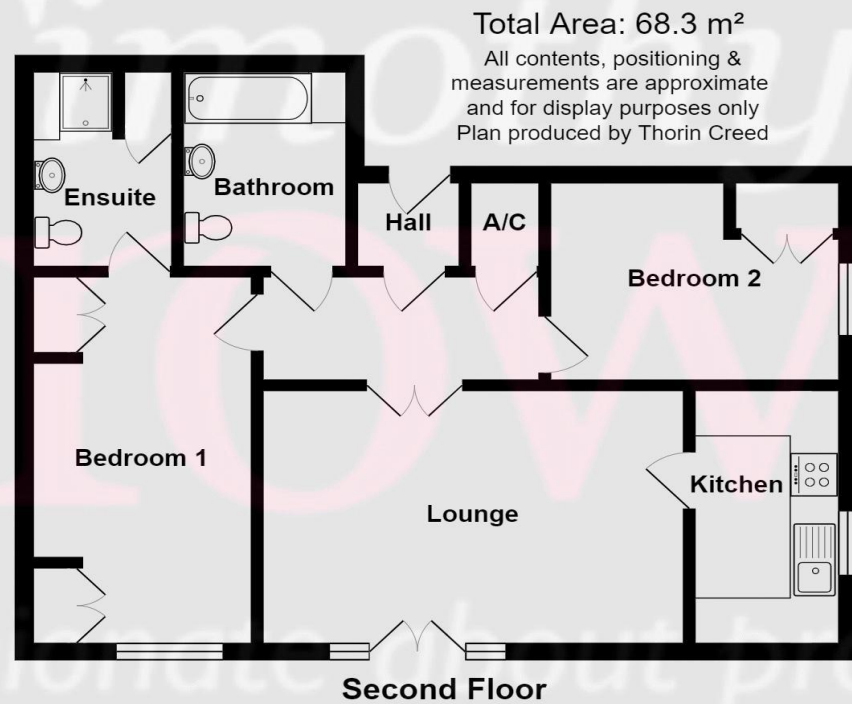


Timothy a brown



Energy performance certificate (EPC)

87, Mill Green CONGLETON CW12 1GD	Energy rating C	Valid until: 3 September 2030
		Certificate number: 0448-2012-6211-8700-1244

Property type
Top-floor flat

Total floor area
68 square metres

Rules on letting this property

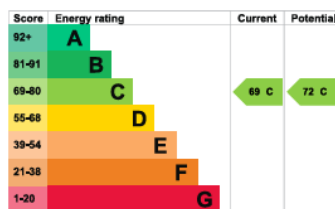
Properties can be let if they have an energy rating from A to E.

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 C. 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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Timothy a brown

www.timothyabrown.co.uk

87 Mill Green
Congleton, Cheshire CW12 1GD

Selling Price: £130,000

- NEWLY REDUCED TO £130,000 – NO ONWARD CHAIN
- TWO GENEROUS DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- SPACIOUS LOUNGE/DINER WITH JULIET BALCONY
- SEPARATE FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SECURE GATED DEVELOPMENT WITH ALLOCATED PARKING
- WALKING DISTANCE TO CONGLETON TOWN CENTRE & PARK
- IDEAL FIRST-TIME BUY, DOWNSIZE OR INVESTMENT

NEWLY REDUCED TO £130,000 – NO ONWARD CHAIN – TWO DOUBLE BEDROOMS – TWO BATHROOMS – SECURE GATED PARKING – WALKING DISTANCE TO CONGLETON TOWN CENTRE AND PARK

AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, DOWNSIZERS OR BUY-TO-LET INVESTORS – A WELL-PROPORTIONED TWO-BEDROOM APARTMENT OFFERING COMFORTABLE, LOW-MAINTENANCE LIVING IN A CONVENIENT CENTRAL LOCATION.

Occupying a position within an attractive gated residential development, this appealing apartment offers an excellent combination of space, security and convenience, just a short walk from Congleton's bustling town centre and beautiful Congleton Park.

Now offered at a substantially reduced asking price of £130,000, with the added advantage of no onward chain, the property represents an attractive opportunity for purchasers seeking a conveniently located home or investment.

The accommodation is particularly well suited to modern living, with a generously proportioned lounge/dining room featuring French doors and a Juliet balcony, creating a pleasant setting in which to relax or entertain.

A separate fitted kitchen provides an excellent range of storage cupboards and work surfaces, together with integrated appliances including an oven, hob, fridge, freezer, dishwasher and washing machine.

Both bedrooms are comfortable doubles and benefit from fitted wardrobe storage. The principal bedroom also enjoys its own en-suite shower room, whilst a separate bathroom serves the second bedroom and visitors – a particularly useful arrangement for sharers, visiting family or those requiring a dedicated home office.

The apartment has also benefited from new carpets and contemporary window blinds to the lounge and bedrooms, helping create a fresh and welcoming interior.

Further advantages include gas central heating, PVCu double glazing, an intercom entry system and a designated parking space within the gated residents' parking area.

A LOCATION THAT OFFERS THE BEST OF BOTH WORLDS

One of the property's greatest attractions is its location. Congleton's vibrant town centre, with its independent shops, cafés, restaurants and everyday amenities, is within easy walking distance.

Equally close is the picturesque Congleton Park, providing a wonderful setting for leisurely walks and outdoor recreation. The nearby leisure centre and convenient road connections further enhance the appeal of this central yet tucked-away residential setting.

WHY WE THINK THIS APARTMENT DESERVES YOUR ATTENTION

Whether you are taking your first step onto the property ladder, looking to simplify your lifestyle without compromising on space, or considering an addition to your rental portfolio, this apartment has much to offer.

With two genuine double bedrooms, two bathrooms, secure parking and a highly convenient location, it provides a practical and versatile home at an increasingly attractive asking price.

NO ONWARD CHAIN – VIEWING HIGHLY RECOMMENDED.

Contact Timothy A Brown Estate Agents to arrange your appointment and discover the space, convenience and value on offer at 87 Mill Green.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE TO :

VESTIBULE : 13 Amp power points.

HALL : Single panel central heating radiator. Intercom handset. Cupboard housing central heating boiler. Access to roof space. Double doors to:

LOUNGE 5.21m (17ft 1in) x 3.48m (11ft 5in) : PVCu double glazed French doors to front aspect. Coving to ceiling. Two single panel central heating radiators. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. Doors to:

KITCHEN 3.48m (11ft 5in) x 1.78m (5ft 10in) : PVCu double glazed window to side aspect. Range of beech effect eye level and base units having stardust effect plastic laminate preparation surfaces to three walls with single drainer stainless steel sink unit inset. Built-in 4-ring electric hob with fan assisted electric double oven

and grill below with stainless steel canopy extractor over. Integrated fridge, freezer, dishwasher and washing machine. Single panel central heating radiator. 13 Amp power points. Tiled to splashbacks. Thermoplastic floor tiles as laid.

BEDROOM 1 FRONT 4.93m (16ft 2in) x 2.67m (8ft 9in) maximum: PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point. Two built-in double wardrobes. Door to:

En Suite : White suite comprising: low level w.c., pedestal wash hand basin and enclosed shower cubicle housing mains fed shower. Single panel central heating radiator. Half tiled walls. Store cupboard. Inset downlighters.

BEDROOM 2 SIDE 3.58m (11ft 9in) x 2.64m (8ft 8in) maximum: PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Built-in wardrobe.

BATHROOM : White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with telephone handset bath/shower mixer tap. Single panel central heating radiator. Tiled to half height. Inset downlighters

OUTSIDE : Automatic gates to parking area. Allocated parking space.

TENURE : Leasehold. 999 years from 1st January 2005 with 979 years remaining. Ground rent £202 per annum approx. Service charge £1,950 per annum.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 1GD

