

# Timothy a brown



## Flat 9, Tudor Court

Moody Street, Congleton, Cheshire CW12 4AY

Selling Price: £130,000

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING DINING KITCHEN
- ALLOCATED PARKING
- DISCREET TOWN CENTRE LOCATION
- GAS CENTRAL HEATING & DOUBLE GLAZING

## FOR SALE BY PRIVATE TREATY (Subject to contract)

Located a stones throw from the bustling town centre of Congleton, this spacious first floor apartment is set within a popular and attractive development and could suit a wide range of buyers!

Whether you're looking to get onto the property ladder, downsizing or perhaps looking to invest in a buy to let property!

Offering two double bedrooms, a large lounge dining kitchen area and a pleasant bathroom...externally you'll find ample allocated parking and well maintained communal grounds.

Call Timothy A Brown now to book an internal viewing!

### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE HALL** : Radiator. Feature window. Door to lounge.

**OPEN PLAN LOUNGE DINING KITCHEN** :

**LOUNGE DINING AREA** 22' 9" x 16' 4" (6.93m x 4.97m): Double glazed bay window. Radiators. Door to bathroom.

**KITCHEN** 11' 5" x 8' 3" (3.48m x 2.51m): Attractive range of base and wall mounted units. Breakfast bar. Sink and drainer unit. Space and plumbing for washing machine. Space for fridge freezer. Fitted oven and hob with extractor hood over. Double glazed window to side aspect. Wall mounted gas central heating boiler.

**BEDROOM 1 SIDE** 12' 8" x 9' 6" (3.86m x 2.89m): Double glazed window to front aspect. Radiator. Door to bathroom. Full length fitted wardrobes with bed space and cupboards above.



**BEDROOM 2 SIDE** 8' 11" x 7' 10" (2.72m x 2.39m): Double glazed window to front aspect. Radiator.

**BATHROOM** : White suite comprising: W.C., pedestal wash hand basin and separate shower cubicle. Radiator. Partly tiled walls. Electric shaver point.

**OUTSIDE** : Communal gardens. Parking for one car.

**TENURE** : Leasehold. 975 years remaining. Current service charge: £1,140 per annum. Ground rent: £1 per annum.

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

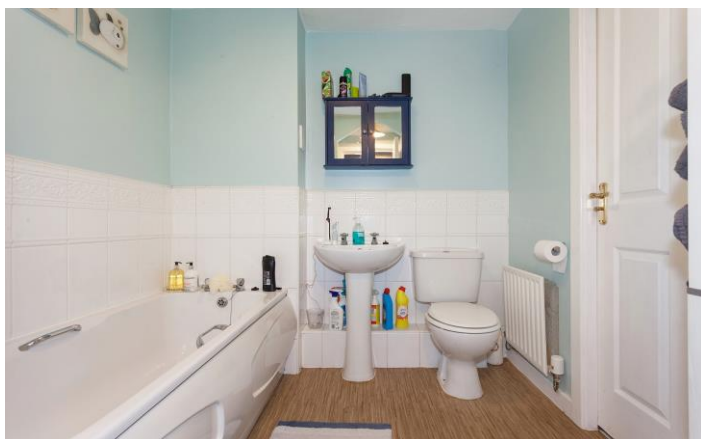
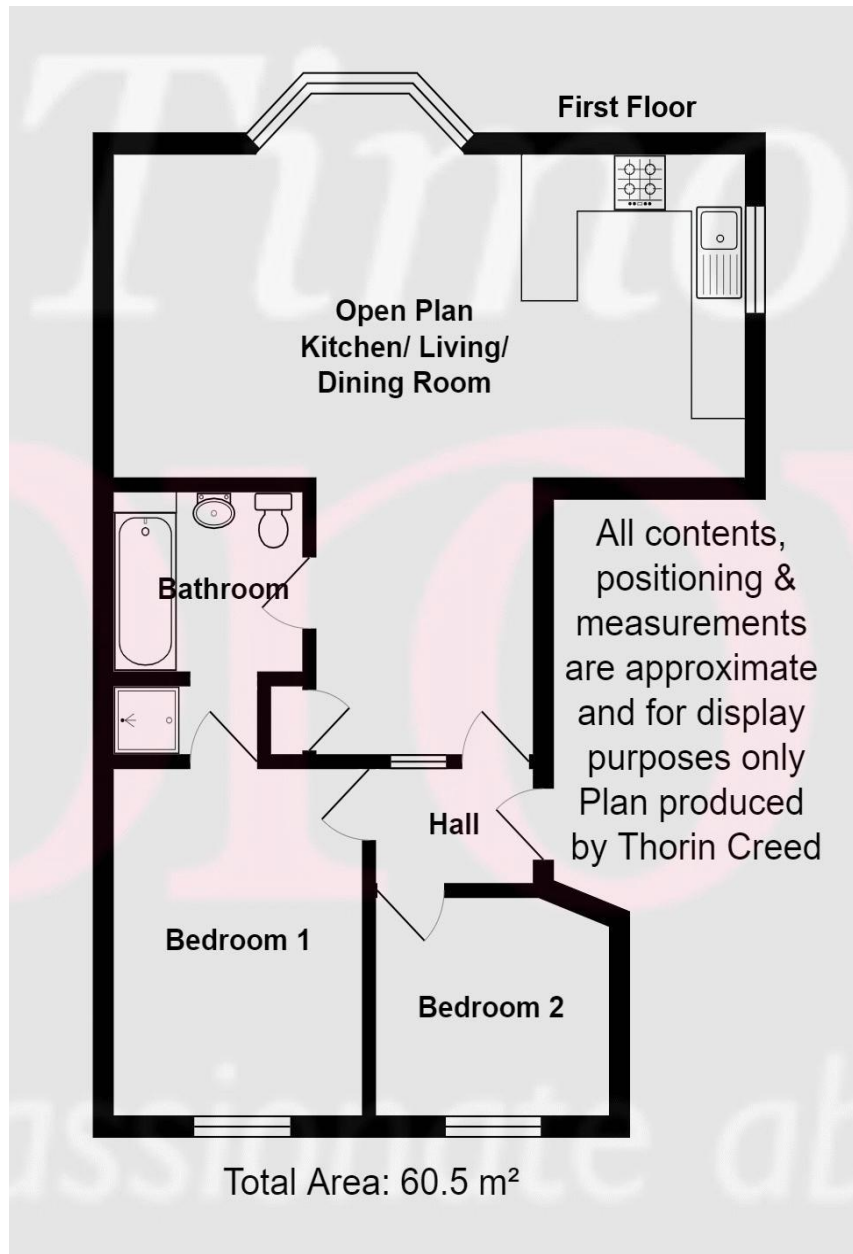
**VIEWING** : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C

**DIRECTIONS**: SATNAV: CW12 4AY





### Energy Performance Certificate HM Government

**Flat 9 Tudor Court, Moody Street, CONGLETON, CW12 4AY**

**Dwelling type:** Mid-floor flat      **Reference number:** 8411-6025-5730-5339-3926  
**Date of assessment:** 21 May 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 22 May 2019      **Total floor area:** 59 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,080</b>
<b>Over 3 years you could save</b>	<b>£ 36</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 195 over 3 years	£ 153 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 36 over 3 years</p> </div>
<b>Heating</b>	£ 636 over 3 years	£ 642 over 3 years	
<b>Hot Water</b>	£ 249 over 3 years	£ 249 over 3 years	
<b>Totals</b>	<b>£ 1,080</b>	<b>£ 1,044</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	
<b>A</b> <small>(92 plus)</small>	80	81	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
<b>B</b> <small>(81-91)</small>			
<b>C</b> <small>(69-80)</small>			
<b>D</b> <small>(55-68)</small>			
<b>E</b> <small>(39-54)</small>			
<b>F</b> <small>(21-38)</small>			
<b>G</b> <small>(1-20)</small>			<b>Not energy efficient - higher running costs</b>

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£10	£ 39

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.

2-4 West Street Congleton Cheshire CW12 1JR  
 Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



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