Whittaker & Biggs Est. 1930
Rostons Group







Apartment 1, Orchard Gardens Apple Close, Congleton, CW12

£170,000

- Spacious Two Double Bedroom Ground-Floor Retirement Apartment For The Over 60s
- Good Size Shower Room
- One Of The Largest Apartments Within The Development
- Offered With No Upward Chain
- Formal Lounge With Defined Dining Area & Direct Access Onto The Patio Area
- Additional Versatile Room – Ideal As A Home Office, Dressing /Craft Room
- Residents' Parking Available
- Well-Appointed Fitted Kitchen
- Beautifully Maintained Communal Grounds With Attractive Feature Pond
- Conveniently Positioned For West Heath Shopping Facilities

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Orchard Gardens Apple Close, Congleton CW12 4RZ

A superbly proportioned two bedroom ground-floor retirement apartment, forming part of an attractive and well-maintained development designed exclusively for the over 60s. Offering one of the largest layouts within the complex, this impressive home combines generous accommodation with the convenience of direct access to the beautifully established communal grounds.

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Council Tax Band: C





Internally, the apartment offers an excellent sense of space throughout. The generous lounge provides ample room for both comfortable seating and a defined dining area, with patio doors opening directly outside a particularly appealing feature for those wishing to enjoy the landscaped surroundings without the need to navigate communal areas.

The kitchen is conveniently positioned alongside the main living space and provides a practical and well-planned area for everyday use.
There are two well-proportioned double bedrooms, together with an additional versatile room which provides valuable extra space and could be utilised as a home office, craft or hobby room, dressing room or additional storage, depending upon individual requirements.

The development itself offers an excellent range of facilities designed to complement a relaxed and sociable retirement lifestyle. Residents can enjoy attractive communal areas, an on-site gym and beautifully maintained, manicured grounds featuring established planting and an attractive feature pond. Residents' parking is also available within the development.

Perfectly suited to those aged 60 and over, the apartment enjoys a convenient position within easy reach of West Heath Shopping Centre, providing a good selection of everyday amenities, whilst excellent transport connections are close at hand for straightforward access into Congleton and the surrounding areas.

Combining one of the development's most generous apartment layouts with a desirable ground-floor position, direct outdoor access and excellent on-site facilities, this is a wonderful opportunity for those looking to enjoy comfortable, low-maintenance living within an attractive and welcoming retirement setting.

Entrance Hall
Having a spacious hall with access to the formal lounge kitchen and bedrooms. Emergency pull down chord.

Lounge/ Dining Room
21'11" x 11'3"
Having UPVC double glazed sliding patio doors with access to the patio area and outside. Feature fireplace housing and electric coal effect fire with wooden mantle and surround with a tiled hearth. Coving to ceiling. Wall light points. Emergency pull down chord. Electric storage heater.

Kitchen
8'8" x 7'8"
Having a UPVC double glazed window to the front aspect.
Comprising of a wall cupboard and base units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over, electric hob with extractor hood over and oven, space and plumbing for washing machine and space for fridge freezer.

Bedroom One
14'2" x 10'0"
Having a UPVC double glazed window to the aspect overlooking the pond and front of the building. Fully fitted two double wardrobes. Electric storage heater. Emergency pulldown chord.

Bedroom Two
14'3" x 9'10"
Having a UPVC double glazed window to the front aspect. Triple fitted bespoke wardrobes to the alcove. Electric storage heater. Emergency pulldown chord.

Dressing/Craft Room
9'7" x 6'11"

Shower Room
6'2" x 6'11"
Family shower room
1.88 x 2.11
Comprising of a four piece suite featuring a corner shower cubicle, bidet, countertop basin sat on a vanity unit with storage underneath, WC with push flush. Recessed downlights. Extractor fan and electric wall heater. Vinyl flooring. Partially tiled walls.

Storage Cupboard
6'3" x 3'5"
Power and lighting.
Housing the water heater.

Externally
Immaculately presented communal gardens and feature water pond.
Parking facilities and visitor parking available.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.











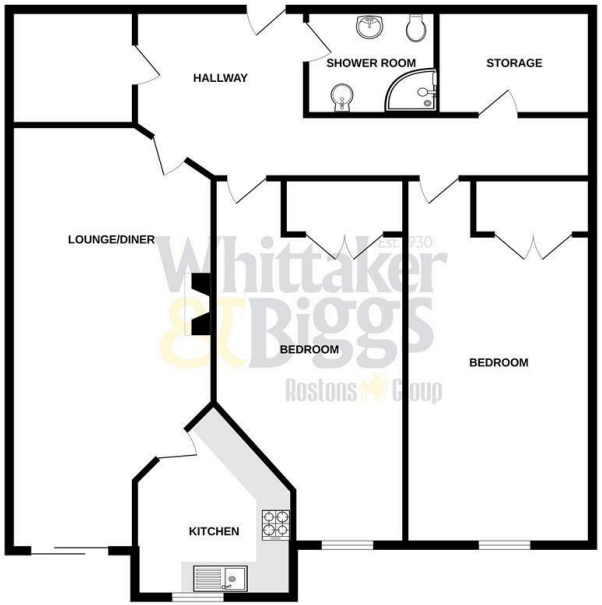






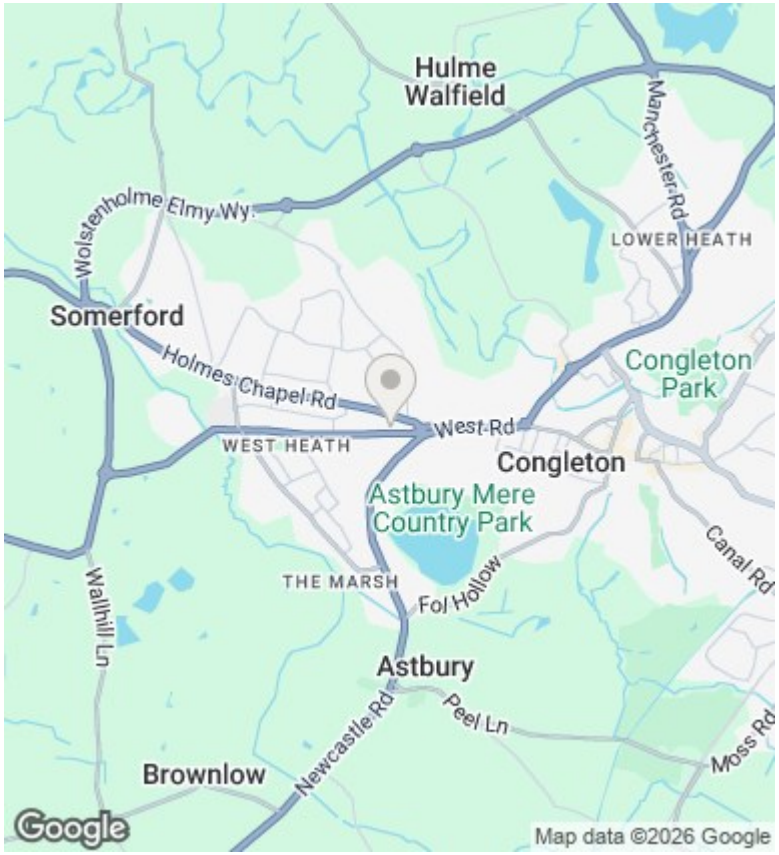


GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

C

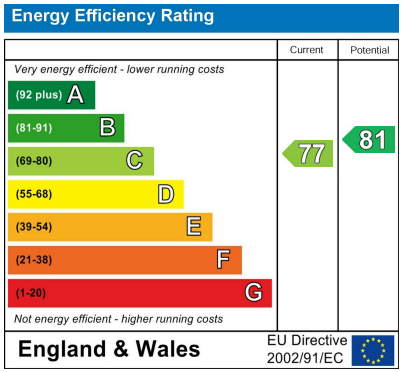


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