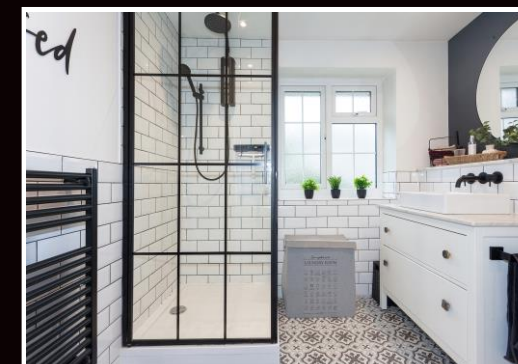
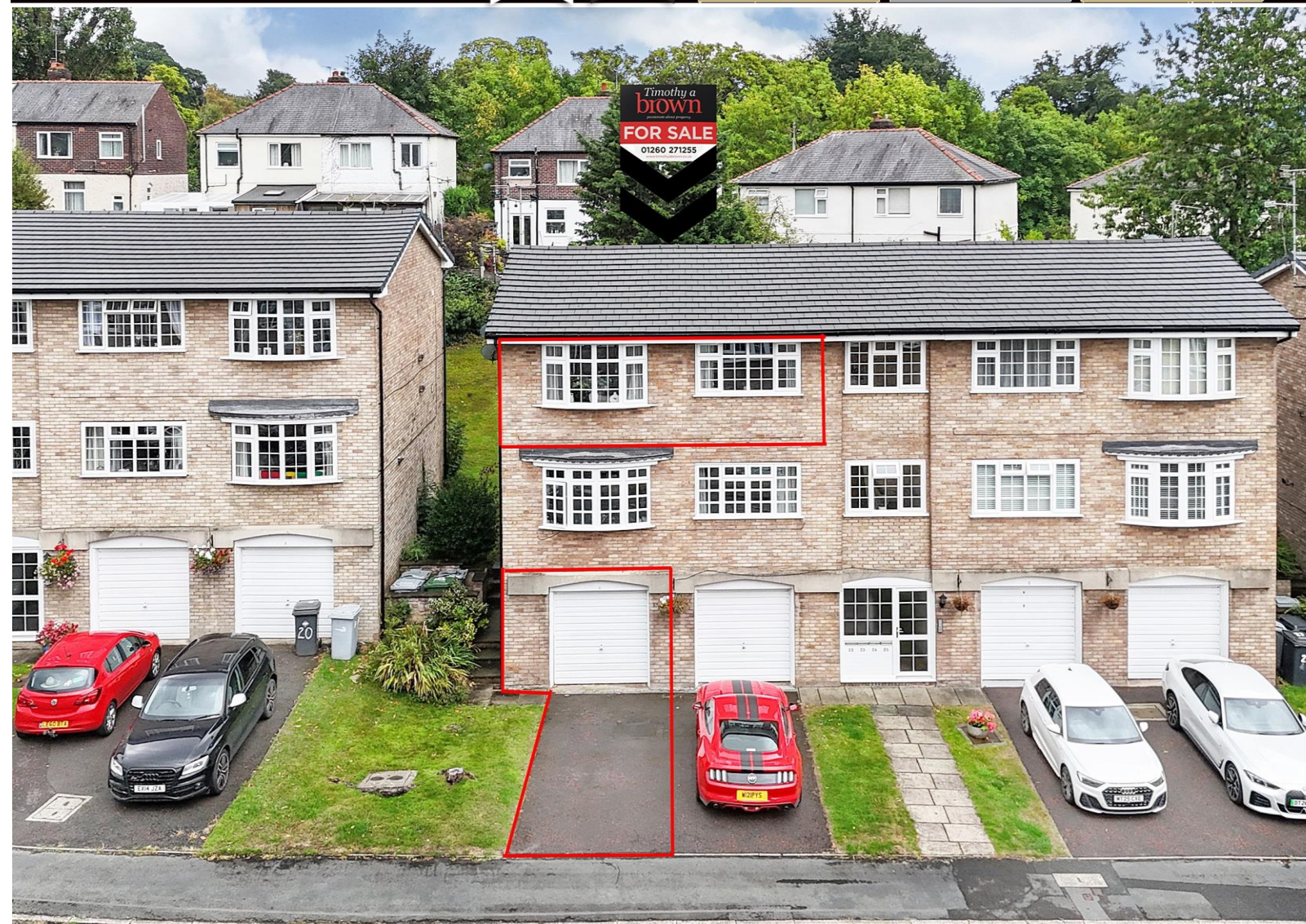
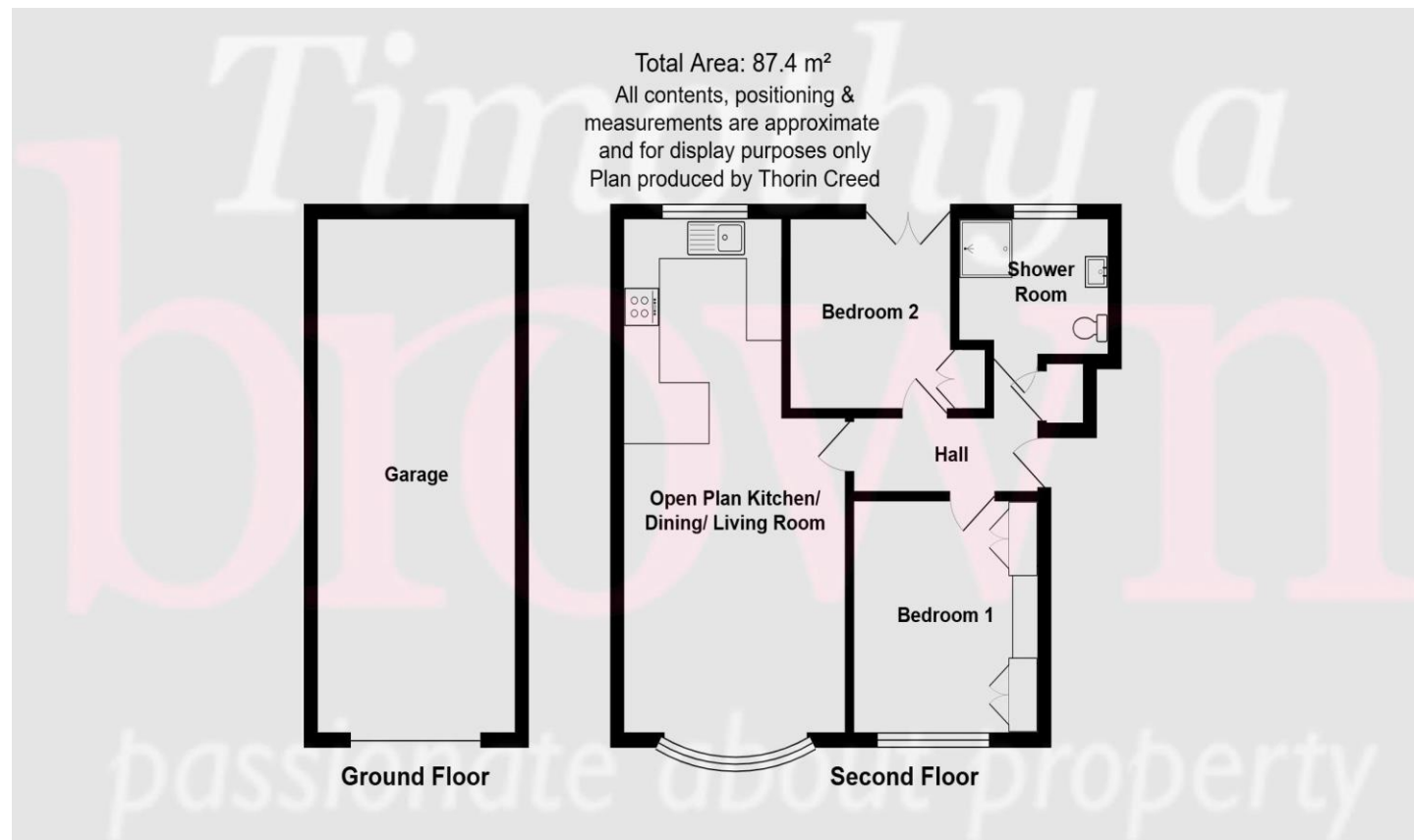


Timothy a brown



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

23 Berkshire Drive
Congleton, Cheshire CW12 1SB

Selling Price: £185,000

- NO ONWARD CHAIN
- STYLISHLY MODERNISED & IMMACULATLY PRESENTED
- TWO BEDROOM SECOND FLOOR APARTMENT
- IMPRESSIVE 26FT OPEN PLAN LIVING KITCHEN
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATE DRIVEWAY & SUBSTANTIAL 25FT TANDEM GARAGE
- UNDERFLOOR HEATING & JULIETTE BALCONY
- POPULAR LOWER HEATH JONES HOMES DEVELOPMENT

STYLISH, SOPHISTICATED & READY TO MOVE STRAIGHT INTO – A BEAUTIFULLY MODERNISED TWO BEDROOM SECOND FLOOR APARTMENT WITH THE RARE ADDED ADVANTAGE OF ITS OWN DRIVEWAY AND IMPRESSIVE 25FT TANDEM GARAGE!

Occupying a desirable position within the mature and well-regarded Jones Homes development in Lower Heath, this superb two bedroom apartment has been stylishly modernised to create a contemporary, low-maintenance home that is quite literally ready to move into.

The centrepiece is undoubtedly the fabulous 26ft open plan living, dining and kitchen space, perfectly suited to modern day living and entertaining.

The smart contemporary kitchen is finished with striking dark blue cabinetry, marble-effect work surfaces and a breakfast bar providing seating for three, complemented by an excellent range of integrated appliances including a dishwasher, fridge and even a wine chiller.

The adjoining living area enjoys plenty of natural light courtesy of its attractive bow window.

Both bedrooms are well proportioned and benefit from fitted storage, with the second bedroom featuring French doors opening to a Juliette balcony, whilst the stylish shower room has also



been comprehensively updated with contemporary sanitary ware, vanity storage, glazed Metro tiling and a rainfall-style shower.

Further enhancing the apartment is electric underfloor heating and attractive grey oak-effect flooring, contributing to its clean, modern and cohesive finish.

What particularly sets this apartment apart from many of its contemporaries is the excellent external provision. It benefits from its own driveway together with a substantial 25ft tandem garage, complete with power and lighting – an exceptionally useful addition for secure parking, storage, bikes or hobby space.

The location is equally appealing. Lower Heath remains one of Congleton's most popular residential areas, with local shops and everyday amenities readily accessible, whilst Congleton town centre, retail park and railway station are all conveniently placed. Excellent road connections also make the property particularly practical for those commuting throughout Cheshire and the wider North West.

This is an outstanding opportunity for first-time buyers, downsizers or those seeking a stylish lock-up-and-leave home.

A genuinely turn-key apartment where the quality of the accommodation is matched by the rarity of



its parking and garaging – early viewing is highly recommended.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Private entrance door to:

HALL : Grey oak effect flooring. Under floor heating with thermostat. Airing cupboard with lagged hot water cylinder. Access to roof space.

OPEN PLAN LIVING DINING KITCHEN 26' 1" x 12' 4" (7.94m x 3.76m) max:

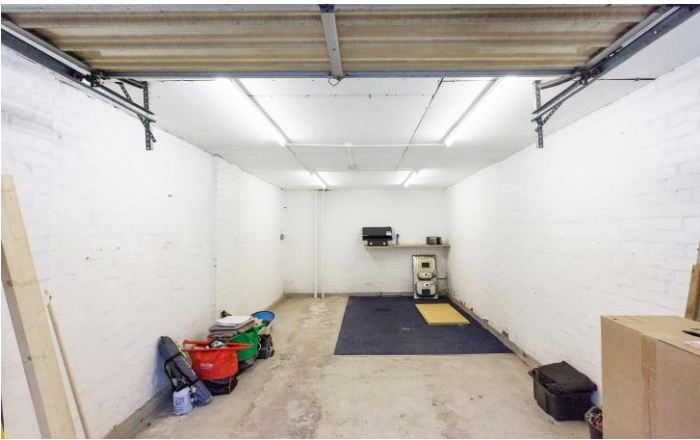
KITCHEN AREA 11' 3" x 8' 10" (3.43m x 2.69m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Contemporary eye level and base units in dark blue with marble effect preparation surface over with ceramic one and a half bowl sink inset with chefs mixer tap. Built in 4-ring halogen hob with electric oven/grill below with extractor hood over. Integrated fridge, dishwasher and wine chiller. Space and plumbing for washing machine. Breakfast bar with seating for 3. Light grey oak effect floor.

OPEN PLAN LOUNGE AREA 14' 9" x 12' 5" (4.49m x 3.78m): PVCu double glazed bow window to front aspect. Electric under floor heating. Light grey oak effect floor.

BEDROOM 1 FRONT 12' 1" x 8' 6" (3.68m x 2.59m) to wardrobes: PVCu double glazed window to front aspect. Built-in bedroom furniture comprising two double wardrobes and chest of drawers. Electric under floor heating.

BEDROOM 2 REAR 10' 0" x 9' 0" (3.05m x 2.74m) : PVCu double glazed French doors to Juliette balcony. Electric under floor heating. Built-in double wardrobe.

SHOWER ROOM 8' 3" x 6' 10" (2.51m x 2.08m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising low level W.C. with concealed cistern , ceramic rectangular sink bowl with marble effect vanity



surface with drawers beneath and separate shower cubicle with glass screen and door housing Aqualisa electric shower with rainfall shower head and attachment. Glazed white 'Metro' tiles to splashbacks and to half height. Wall mounted electric towel radiator.

GARAGE 25' 0" x 11' 0" (7.61m x 3.35m) internal measurements: Up and over door. Power and light.

SERVICES : Mains Electric and water are connected (although not tested).

TENURE : Leasehold. 999 years from 2021 with 994 years remaining. Service charge £900 per annum. No Ground Rent.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1SB

Energy performance certificate (EPC)

23 Barkway Drive CONGLETON CW12 1SB	Energy rating C	Valid until 28 August 2026
	Current number	6399-2891-4889-2026-4915
Property type	Top-floor flat	
Total floor area	60 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/landlord-tenant-guide) https://www.gov.uk/government/consultations/energy-efficiency-improvements-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		

