



Timothy a  
brown  
passionate about property  
**FOR SALE**  
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## 9 Priesty Court

Congleton, Cheshire CW12 4AH

Selling Price: £160,000

- NO ONWARD CHAIN
- RARE OPPURTUNITY – LARGE GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- AMPLE STORAGE WITHIN APARTMENT
- LOUNG/DINER & KITCHEN
- BONUS OF A SINGLE GARAGE
- RESIDENTS COMMUNAL LOUNGE
- WALKING DISTANCE OF TOWN CENTRE

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

\*\*\*WATCH OUR NEW INTERACTIVE PROPERTY TOUR\*\*\* \*\*\*OFFERED WITH NO CHAIN\*\*\*  
\*\*\*THESE PRESTIGIOUS RETIREMENT APARTMENTS ARE IN CONSTANT DEMAND.\*\*\*  
PROBABLY THE MOST ON DEMAND APARTMENT WITHIN PRIESTY COURT!! A SELF CONTAINED, SPACIOUS 2 BEDROOMED GROUND FLOOR RETIREMENT APARTMENT WITH GARAGE SITUATED IN THE HEART OF CONGLETON TOWN CENTRE.

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 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)

**WIDE ENTRANCE RECEPTION HALL 12' 1" x 10' 3" (3.68m x 3.12m) plus inner hall:** Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Recessed store cupboard.

**SHOWER ROOM 10' 5" x 5' 0" (3.17m x 1.52m):** White suite comprising: Low level W.C., corner shower cubicle housing a Mira electric shower with glass screen and sliding doors. Double panel central heating radiator. Half tiled walls. Airing cupboard with lagged hot water cylinder.

**SEPARATE W.C. :** Low Level W.C. Half tiled walls.

**LARGE SEPARATE STORE ROOM 7' 9" x 5' 0" (2.36m x 1.52m):** 13 Amp power points. Space for fridge, freezer etc.

**LOUNGE DINER 20' 1" x 11' 0" (6.12m x 3.35m):** PVCu double glazed windows to front and side aspects. Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. Two wall mounted lights. Emergency pull cord. Timber framed door leading to kitchen. Timber framed glazed door to hall.

**KITCHEN 11' 3" x 8' 5" (3.43m x 2.56m):** PVCu double glazed window to side aspect. Range of modern shaker style eye level and base units in white with beech effect preparation surfaces over with stainless steel single drainer sink unit inset. Space for slot in gas cooker. Integrated slimline dishwasher. Space for fridge. Space and plumbing for washing machine. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 1 11' 1" x 11' 0" (3.38m x 3.35m):** PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Built in wardrobe. Emergency pull cord.

**BEDROOM 2 11' 0" x 7' 0" (3.35m x 2.13m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.



**GARAGE 15' 9" x 9' 1" (4.80m x 2.77m) internal measurements :**  
One of only two garages. Up and over door.

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

**TENURE :** Leasehold. 99 years from 20.12.2012. 87 years remaining. Service charge is £1,680 per annum to include communal cleaning and gardening. Heating and lighting to communal areas. Liaison officer. Buildings insurance and use of communal lounge. Ground rent is £30 per annum.

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** C

**DIRECTIONS:** SATNAV CW12 4AH

28042024, 15:26 Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)		
8, Shields Court CONGLETON CW12 4AH	Energy rating <b>C</b>	Valid until 10 December 2029
	Certificate number 8895-5116-8829-7707- 7113	
Property type Ground-floor flat		
Total floor area 83 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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-73	C	← C	← C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificates.service.gov.uk/energy-certificates/8895-5116-8829-7707-7113/printview>

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**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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