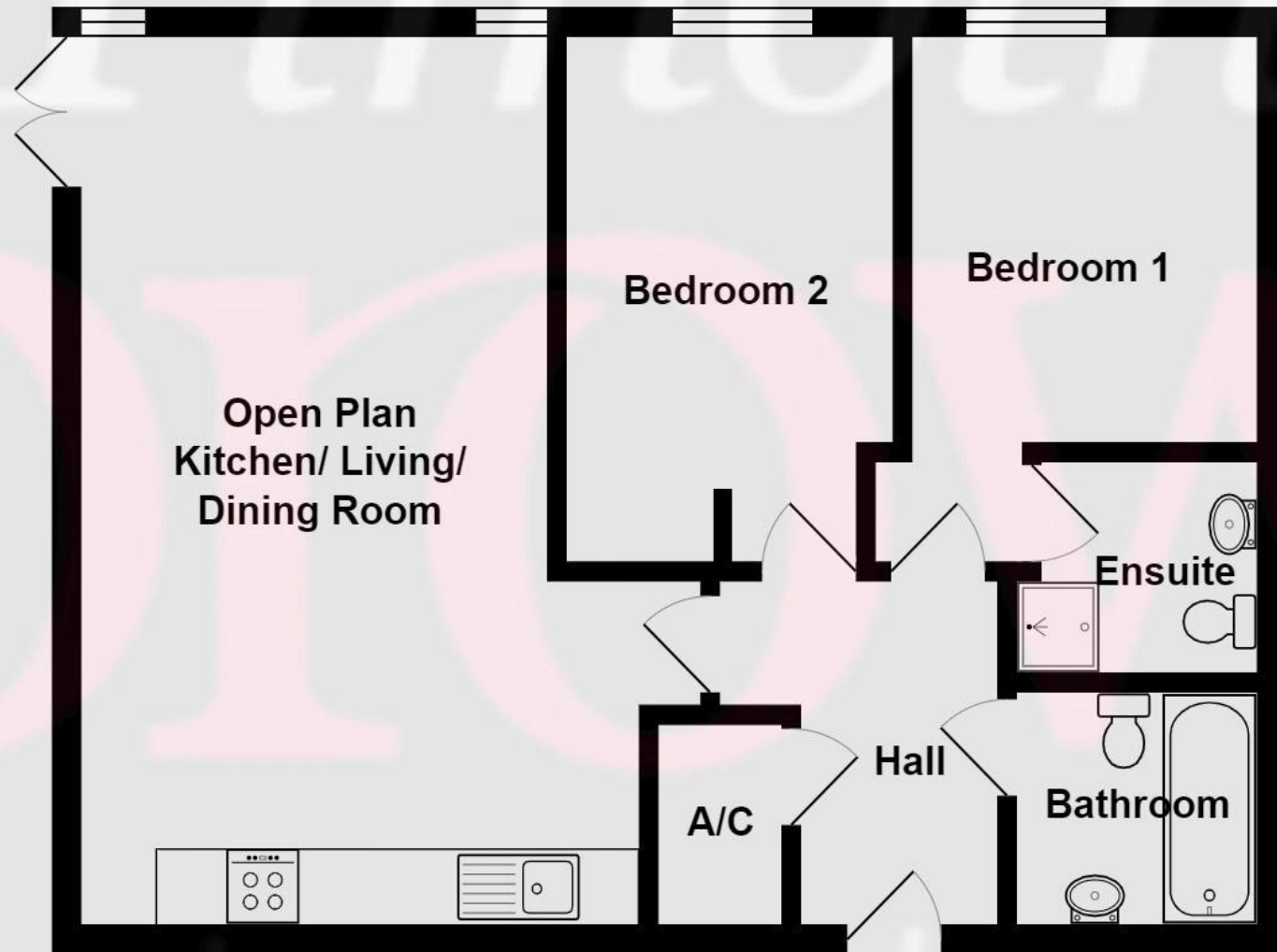
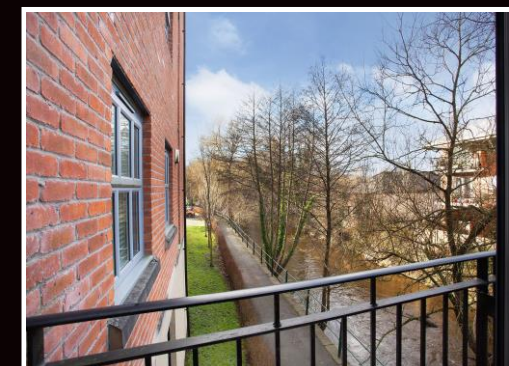


All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Second Floor
Total Area: 66.8 m²



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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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

Apartment 6, Sandpipers
Rope Walk, Congleton, Cheshire CW12 1HN

Selling Price: £135,000

- GROUND FLOOR APARTMENT CLOSE TO TOWN CENTRE
- OPEN PLAN LIVING DINING KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- ALLOCATED UNDERGROUND PARKING
- VIEWS ALONG THE RIVER DANE

FOR SALE BY PRIVATE TREATY (Subject to contract)

A LUXURIOUS GROUND FLOOR APARTMENT ENJOYING RIVER VIEWS, WITH TWO DOUBLE BEDROOMS, TWO BATHROOMS, IN A PEACEFUL AND PRIVATE LOCATION (YET VERY CLOSE TO THE TOWN CENTRE).

Additionally, the allocated car parking space is located in the excellent and secure undercroft with its remotely controlled security roller door. Reception hall, boiler cupboard, open plan living kitchen with French doors to Juliette balcony, two double bedrooms, en suite shower room and bathroom.

Full PVCu double glazing and centrally heated. Secure undercroft parking space. Residents LIFT servicing each floor.

Sandpipers is in a fantastic central location, with the town centre of Congleton literally a short walk away, offering its array of shops, bars and restaurants. On its doorstep is the beautiful AWARD WINNING Congleton Park and riverside walks.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

The accommodation briefly comprises:
(all dimensions are approximate)

COMMUNAL HALL : Secure access to residents hallway leading to the apartment.

ENTRANCE HALL : Access to all rooms. Built-in storage cupboard with space and plumbing for washing machine. Ceiling light point. Electric radiator. 13 Amp power points. Door release intercom.

OPEN PLAN LIVING DINING KITCHEN 15' 5" x 22' 8" (4.70m x 6.90m):

KITCHEN AREA : PVCu double glazed window to front aspect. Fitted with a range of eye level and base units and granite effect working surfaces and tiled to splashbacks. Two feature ceiling light points on dimmer switch. Stainless steel sink and drainer with mixer tap. Electric hob and oven with chrome overhead extractor fan. Dishwasher. Two electric radiators. Wood effect flooring. 13 Amp power points.

LIVING AREA : Two PVCu double glazed windows to rear aspect. Two electric heaters. Television aerial point. 13 Amp power points. PVCu double glazed french doors to side opening to Juliette balcony.

MASTER BEDROOM 9' 3" x 13' 6" (2.82m x 4.11m): PVCu double glazed window to rear aspect. Feature ceiling light point. Electric heater. 13 Amp power points. Fitted solid wood wardrobes. Access to en suite.

EN SUITE 5' 9" x 5' 11" (1.75m x 1.80m): White suite comprising: W.C., hand wash basin and shower cubicle. Part tiled walls. Electric shower point. Chrome electric towel radiator. Ceiling light point. Extractor fan. Tiled floor.



BEDROOM 2 8' 5" x 13' 6" (2.56m x 4.11m): Spacious double bedroom. Double glazed window to rear aspect. Solid wood fitted wardrobes. Electric radiator. Ceiling light point. 13 Amp power points.

BATHROOM 6' 7" x 6' 0" (2.01m x 1.83m): White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with mixer tap and glass screen. Ceiling light point. Chrome electric towel radiator. Partly tiled walls. Extractor fan. Tiled floor.

OUTSIDE : Underground allocated car parking space with gated access. Further un-allocated parking spaces available for guests.

TENURE : Leasehold. Term 150 years from 1st January 2007. Ground Rent: £300 per annum. Service Charge: £175.00 per calendar month.

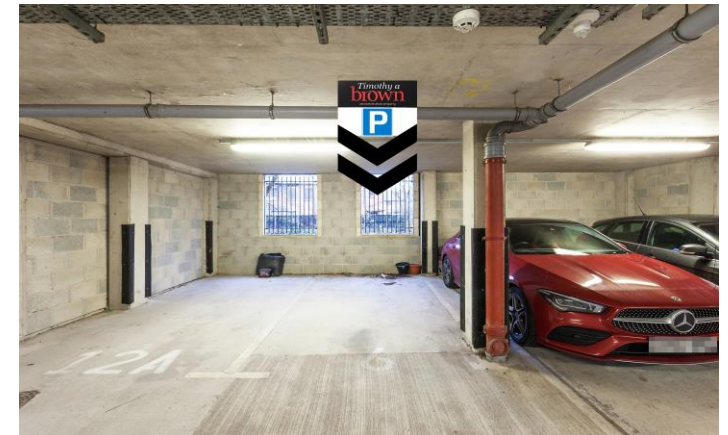
SERVICES : Mains electricity, water and drainage are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 1HN



Energy performance certificate (EPC)

