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2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

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

## 7 The Brambles

Astbury Lane Ends, Congleton, Cheshire CW12 3AY

**Selling Price: £230,000**

- LUXURIOUS APARTMENT IN A SECURE GATED COMPLEX
- TWO DOUBLE BEDROOMS - MASTER HAVING EN SUITE
- BALCONY TO LOUNGE AREA
- TWO ALLOCATED PARKING SPACES
- LOCATED IN HIGHLY REGARDED AREA OF MOSSLEY

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

A HIGHLY SPECIFIED AND SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT, IN A SECURE GATED COMPLEX, SITUATED IN THE PRIME MOSSLEY AREA.

Reception hall with ample storage closet, open plan lounge dining room, fitted kitchen with an array of Bosch appliances, two generous bedrooms, ensuite shower room, and bathroom. Private outside balcony. Full PVCu double glazing, and gas central heating. Two allocated parking spaces. Communal lawned grounds.

The Brambles are bespoke purpose built apartments constructed by the reputable Humphries Builders, with this second floor apartment being one of only eight other luxurious units. Secured within gated grounds offering lawns and two allocated parking spaces to each property.

Located in Mossley, one of Congleton's most desirable locations, with Cheshire's countryside on its doorstep, and with Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station within walking distance providing links to national rail networks, and easily within the catchment of Mossley C of E Primary school.

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 and 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)

Second Floor :

**L-SHAPED ENTRANCE HALL 14' 8" x 3' 1" (4.47m x 0.94m) plus 6.4m (21ft 0in) x 1.14m (3ft 9in) :** Downlighters to ceiling. Loft access point. One double and one single panel central heating radiators. 13 Amp power points. Double cloaks cupboard having radiator within. Limed oak effect flooring.

**LOUNGE/DINING ROOM 18' 1" x 16' 6" (5.51m x 5.03m):** PVCu double glazed windows to rear aspect together with double glazed Velux window. Intercom to main entrance. Television and FM aerial point. Satellite point. BT telephone point (subject to BT approval). Downlighters to ceiling. Two double panel central heating radiators. 13 Amp power points. Limed oak effect flooring. PVCu double glazed patio door to side balcony with tiled floor, light and external electrical socket.

**KITCHEN 10' 1" x 9' 7" (3.07m x 2.92m):** PVCu double glazed window to front aspect. Range of attractive modern cream fronted eye level and base units having beech wood effect laminate preparation surfaces with one and a half bowl stainless steel sink unit with mixer tap. Range of Bosch appliances to include stainless steel 4-ring gas hob with stainless steel electric oven below and stainless steel extractor above, integrated dishwasher, integrated washing machine/dryer, integrated fridge/freezer and microwave. Wall mounted Worcester Bosch gas combi boiler. Double panel central heating radiator. 13 Amp power points. Walls tiled to splashbacks. Tiled floor as laid.

**BEDROOM 1 REAR 12' 10" x 10' 4" (3.91m x 3.15m):** PVCu double glazed window to rear aspect. Downlighters to ceiling. Built-in wardrobe. Double panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. Limed oak effect flooring.

**EN SUITE :** Velux rooflight. Contemporary white suite comprising: low level w.c., wash hand basin set in vanity unit with cupboards below and fully enclosed shower cubicle housing Bristan electric shower. Extractor fan. Shaver point. Chrome centrally heated towel radiator. Partly tiled walls. Slate effect tiled floor.

**BEDROOM 2 FRONT 11' 6" x 10' 5" (3.50m x 3.17m):** PVCu double glazed window to front aspect. Downlighters to ceiling. Single panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. Limed oak effect flooring.

**BATHROOM :** A much larger bathroom compared with other apartments on the market providing a relaxing ambiance. Velux rooflight. Suite comprising: low level w.c., wash hand basin set in vanity unit with cupboards below, and panelled bath with mixer shower over. Extractor fan. Shaver point. Chrome centrally heated towel radiator. Partly tiled walls. Tiled floor as laid.

**OUTSIDE :** There are two allocated car parking spaces and maintained residents gardens comprising lawned garden with well stocked shrub borders.

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

**TENURE :** Leasehold - 125 years from 1 January 2005. Service charge: £85 per month. Ground rent: £128.53 per annum. (subject to solicitors verification)

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** C

**DIRECTIONS:** SAT NAV: CW12 3AY

### Energy performance certificate (EPC)

Assessed by Timothy A Brown Ltd Energy Rating C	Energy rating C	Valid until 18 Aug 2032
Property type Top-floor flat	Current number	2537-7221-8008-0114-0206
Total floor area 54 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 on landlords on the minimum and maximum EPC energy ratings on the gov.uk website.		
Energy rating and score This property's current energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency.		

