



68 Mill Green

Congleton, Cheshire CW12 1JG

**Selling Price: Offers in the Region Of
£115 000**

- THIRD FLOOR APARTMENT WITH LIFT & STAIRWELL ACCESS
- DOUBLE BEDROOM
- SPACIOUS LOUNGE/DINER
- MODERN BATHROOM
- WELL EQUIPPED MODERN KITCHEN
- IDEAL RENTAL INVESTMENT
- PERFECT FOR DOWNSIZERS, FIRST TIME BUYERS OR LOCK UP & LEAVE
- DESIGNATED PARKING SPACE
- EASY WALKING DISTANCE OF TOWN CENTRE & CONGLETON PARK

FOR SALE BY PRIVATE TREATY (Subject to contract)

A MODERN ONE BEDROOM THIRD FLOOR APARTMENT WITHIN THE POPULAR MILL GREEN DEVELOPMENT. WALKING DISTANCE OF TOWN CENTRE AND AWARD WINNING PARK.

Reception hall, bathroom, spacious lounge, fitted kitchen with appliances, and double bedroom. Designated parking. LIFT AND STAIRWELL TO ALL FLOORS. A lovely private flat, extremely ECONOMICAL to run, with full central heating and double glazing.

The main entrance delivers you to the good sized reception hall with boiler room/storage cupboard off. The bathroom is fitted with a modern white suite with electric shower over the bath. The double bedroom is to the rear with views over a wooded area. The lounge is spacious enough to combine as a lounge/diner with FRENCH DOORS opening onto a JULIETTE BALCONY overlooking a wooded area. The kitchen is again modern and complemented with a hob, oven, dishwasher, washing machine and fridge/freezer.

The property also benefits from its own designated parking space.

Location wise, it's superb, sitting close to the banks of the River Dane, literally within "a stones throw" of the town centre, shops, bars and restaurants. The "award winning" Congleton Park is found at the end of Mill Green, which is a majestic place, with kids play areas, playing fields and the eclectic Bar/Restaurant "Stock at The Pavilion", which offers a mix of the casual and quirky, vintage and modern.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE :

HALL 9' 6" x 4' 5" (2.89m x 1.35m): Coving to ceiling. Single panel central heating radiator. 13 amp power points. Cupboard housing Gledhill electric combi boiler.



LOUNGE 11' 0" x 17' 0" (3.35m x 5.18m): Coving to ceiling. Two single panel central heating radiators. 13 amp power points. Television aerial point. BT telephone point (subject to BT approval). French doors to Juliette balcony.

KITCHEN 8' 2" x 8' 0" (2.49m x 2.44m): Low voltage downlighters inset. Contemporary style laminate fronted eye level and base units having cherry wood effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in four ring electric hob with matching double oven/grill below and extractor hood over. Integrated fridge and freezer. Integrated dishwasher. Integrated washer/dryer. Mosaic tiles to splashbacks. 13 amp power points.

BEDROOM 13' 3" x 10' 8" (4.05m x 3.25m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 amp power points. BT telephone point (subject to BT approval). Television aerial point. Triple built-in wardrobe.

BATHROOM 7' 7" x 5' 9" (2.31m x 1.75m): Low voltage downlighters inset. White suite comprising: Panelled bath with Triton electric shower over. Pedestal wash hand basin. Low level w.c. Wall mounted towel radiator. Shaver point. Tiled to splashbacks.

SERVICES : Electricity, water and drainage are connected.

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

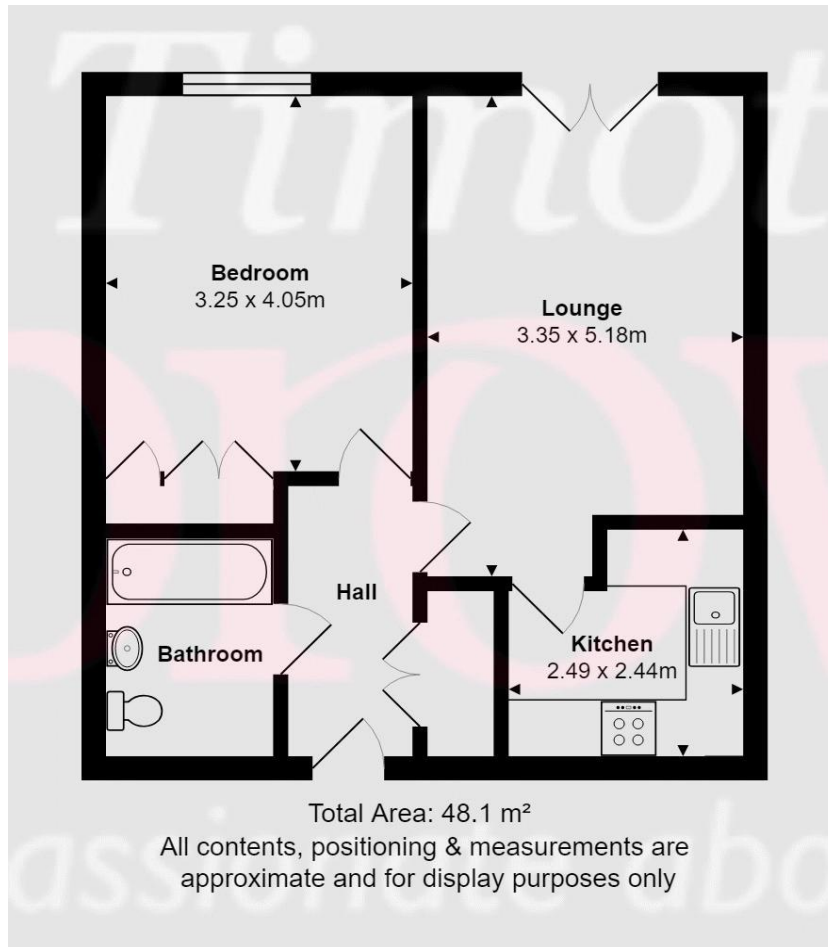
TENURE : Leasehold. 999 years with 981 years remaining. Ground rent £136 per annum approx. Service charge £1,269.90 per annum.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SAT NAV: CW12 1JG





Energy Performance Certificate HM Government

68, Mill Green, CONGLETON, CW12 1JG
 Dwelling type: Mid floor flat Reference number: 9238-3998-6200-62 16-7994
 Date of assessment: 17 October 2018 Type of assessment: RICS* existing dwelling
 Date of certificate: 20 October 2018 Total floor area: 48 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling over 3 years:	£ 1,248
Over 3 years you could save:	£ 348

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 128 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 286 over 3 years </div>
Heating	£ 300 over 3 years	£ 208 over 3 years	
Hot Water	£ 780 over 3 years	£ 780 over 3 years	
Totals	£ 1,248	£ 1,112	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating	
Current	Potential
G	B

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets	£10	£ 33

* RICS Registered Energy Assessor

Page 1 of 4

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.

2-4 West Street Congleton Cheshire CW12 1JR
 Tel: 01260 271255 Email: 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

Timothy a
brown

www.timothyabrown.co.uk