



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
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24 Priesty Court

Henbury House, Congleton,
Cheshire CW12 4AH

Selling Price: £125,000

- NO CHAIN
- ONE BEDROOM RETIREMENT APARTMENT
- LOUNGE/DINING ROOM
- BATHROOM
- RESIDENTS LOUNGE
- BEAUTIFUL GARDENS
- AMPLE PARKING FOR RESIDENTS & GUESTS
- CLOSE TO TOWN CENTRE & ITS AMENITIES

NO CHAIN

A SELF CONTAINED FIRST FLOOR RETIREMENT APARTMENT SITUATED IN THE HEART OF CONGLETON TOWN CENTRE.

Private ground floor entrance hall, chair lift to first floor, lounge/dining room, kitchen, double bedroom with built in wardrobe, shower room.

Full PVCu double glazing, gas central heating. Residents lounge and guest flat. Ample residents parking.

Views over beautifully maintained communal gardens. Easy reach of town.

A quite rare opportunity has arisen to purchase an apartment with its own front door and situated on a popular, highly regarded and warden supported development in the heart of Congleton allowing access to the town centre's shops and amenities, which are all within a short walk.

Offering exemplary and spacious updated accommodation, with on-site assistance with full use of the resident's lounge, and offering facilities such as hairdressers, laundry and guest accommodation, and transport to the local supermarket.



The accommodation briefly comprises:

(all dimensions are approximate)

FRONT ENTRANCE: PVCu double glazed entrance door to:

PRIVATE ENTRANCE HALL: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Meter cupboard. Stairs with chairlift to:

First floor:

LANDING: PVCu double glazed window to front aspect. Single panel central heating radiator. Intercom system. Smoke alarm. Access to roof space. One single power point. Double doors to large cupboard with Baxi combi gas central heating boiler and slatted shelves. Central heating control. Door to deep storage cupboard (3' 6" x 6' 6"). Door to:

LOUNGE/DINING ROOM 16' 5" x 10' 4" (5.00m x 3.15m) plus door recess: Large PVCu double glazed bay window overlooking the gardens. Coving to ceiling. PVCu double glazed window to rear aspect. Two double panel central heating radiators. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. Central heating thermostat. Remote door entry telephone.



KITCHEN 11' 8" x 5' 10" (3.55m x 1.78m): PVCu double glazed window to rear aspect. Double panel central heating radiator. Range of attractive cream coloured matching eye level and base units having granite effect roll edge laminate preparation surfaces over with stainless steel single drainer sink unit inset. Slot-in electric cooker. Space and plumbing for washing machine or dishwasher. Tiled to splashbacks. 13 Amp power points. Double panel central heating radiator.

BEDROOM 13' 1" x 10' 2" (3.98m x 3.10m) plus door recess: PVCu double glazed window overlooking the gardens. Double panel central heating radiator. Large built-in wardrobe with sliding mirror doors having hanging rails and shelves. BT telephone point (subject to BT approval). 13 Amp power points.

SHOWER ROOM: PVCu opaque double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and large shower enclosure.

Outside: There is ample parking for residents and visitors together with superb communal gardens.

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



TENURE: Leasehold. 999 years from 23/12/1982. 959 years remaining.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: From our offices proceed along West Street turning right into Antrobus Street and then left onto Mill Street. At the roundabout take the third exit onto Mountbatten Way and turn right at the traffic lights. At the pelican crossing proceed straight across onto Moody Street and take the second turn on the right into Priestly Court where No 24 will be found in the third block on the right.

EPC RATING:

Energy performance certificate (EPC)			
24 Priestly Court CONGLETON CH12 4AH	Energy rating C	Valid until: 7 June 2033 Certificate number: 9360-2988-4260-5817-4781	
Property type	Top-floor flat		
Total floor area	56 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/for-landlords-on-the-regulations-and-exemptions).			
Energy rating and score			
This graph shows this property's current and potential energy rating.			
This property's current energy rating is C. It has the potential to be C.			
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
91-101	A		
81-90	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

