

Energy performance certificate (EPC)

112, Mill Green CONGLETON CW12 1JG	Energy rating D	Valid until: 29 January 2030
		Certificate number: 8270-6429-7490-9173-1226

Property type	Mid-floor flat
Total floor area	72 square metres

Rules on letting this property

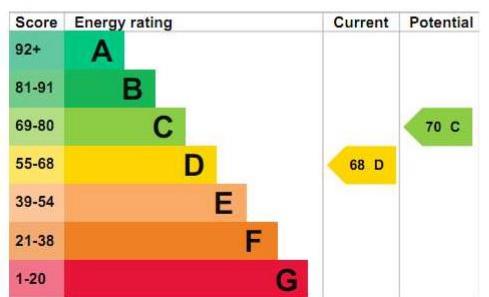
Properties can be let if they have an energy rating from A to E.

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 D. 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

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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**112 Mill Green,
Congleton, Cheshire CW12 1JG**

Auction Guide Price £130,000

- FOR SALE VIA ONLINE AUCTION
- MODERN TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT
- SPACIOUS LOUNGE WITH BALCONY
- FITTED KITCHEN, BATHROOM & EN-SUITE TO MASTER BEDROOM
- DESIGNATED UNDERCROFT CAR PARKING SPACE
- IDEAL INVESTMENT - TENANT IN SITU PAYING £750 PCM
- WALKING DISTANCE TO TOWN CENTRE & CONGLETON PARK

FOR SALE BY ONLINE AUCTION (terms & conditions apply)

Being sold via Online Auction Terms & Conditions apply. Starting Bid £130,000.

*****IDEAL RENTAL INVESTMENT – TENANT IN SITU PAYING £750pcm*****

A MODERN TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT WITHIN THE POPULAR MILL GREEN DEVELOPMENT. WALKING DISTANCE OF TOWN CENTRE AND AWARD WINNING PARK. FRONT FACING WITH SIT OUT BALCONY WITH OPEN VIEWS TOWARDS THE RIVER DANE AND SECURE UNDERCROFT PARKING.

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

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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms



and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**



Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

The accommodation briefly comprises:

(all dimensions are approximate)

L-SHAPED HALL 19' 3" x 12' 4" (5.86m x 3.76m) max: Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Intercom handset. Cupboard housing electric central heating boiler.

LOUNGE 18' 7" x 10' 8" (5.66m x 3.25m): Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). PVCu double glazed French doors to balcony.

KITCHEN 9' 0" x 8' 7" (2.74m x 2.61m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Range of beech effect fronted eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in stainless steel 4-ring electric hob with matching double oven and grill with extractor canopy over. Integrated fridge and freezer, dishwasher and washing machine. 13 Amp power points. Mosaic tiles to splashbacks.



BEDROOM 1 FRONT 15' 0" x 8' 9" (4.57m x 2.66m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval).

EN-SUITE 5' 4" x 5' 3" (1.62m x 1.60m): Low voltage downlighters inset. White suite comprising: Low level W.C., pedestal wash hand basin and shower cubicle housing mains fed shower. Wall mounted centrally heated towel radiator. Shaver point. Half tiled walls.

BALCONY : Timber decked with iron railings. A pleasant area to sit out and with views.

BEDROOM 2 FRONT 12' 10" x 7' 7" (3.91m x 2.31m) to wardrobes: PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Built in double wardrobes.

BATHROOM 8' 8" x 6' 0" (2.64m x 1.83m): Low voltage downlighters inset. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath. Wall mounted centrally heated towel radiator. Gloss finished tiles to half height. Shaver point.

OUTSIDE : One designated parking space in undercroft secure car park.

TENURE : Leasehold. 999 years from 1st January 2005 with 979 years remaining. Ground rent £150 per annum approx. Service charge £1,500 per annum.

SERVICES : Mains electricity, water and drainage are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 1JG

