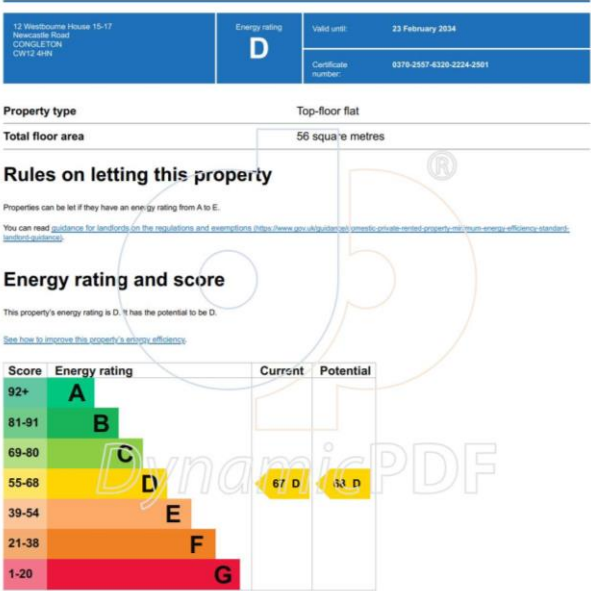




Energy performance certificate (EPC)



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



Apartment 12 Westbourne House,
Newcastle Road, Congleton,
Cheshire CW12 4HN

Selling Price: £170,000

- NO CHAIN - LUXURY FIRST FLOOR TWO BEDROOM APARTMENT
- MULTI ASPECT LOUNGE OVERLOOKING MATURE GROUNDS
- ELEGANT DINING KITCHEN, PERFECT FOR EVERYDAY LIVING AND ENTERTAINING
- TWO LUXURIOUS BATHROOMS INCLUDING AN ENSUITE TO THE PRINCIPAL BEDROOM
- SET WITHIN AN EXCLUSIVE, GATED PERIOD LANDMARK OF JUST 13 HOMES
- ALLOCATED SECURE PARKING
- CLOSE TO CONGLETON TOWN CENTRE & MOMENTS FROM ASTBURY MERE COUNTRY PARK
- EXCELLENT CONNECTIVITY WITH EASY ACCESS TO THE A34, M6, RAIL LINKS & MANCHESTER AIRPORT

NO CHAIN - Apartment 12, Westbourne House is an exceptional residence of rare quality — a truly opulent two-bedroom apartment set within one of only 13 exclusive homes in this magnificent period landmark. Securely tucked behind private gated access, with two designated parking spaces, this is refined living at its very best.

Originally the distinguished home of the town clerk, Westbourne House has been luxuriously restored, preserving its grandeur while delivering contemporary comfort. The result is a collection of remarkable apartments — each individual, each impressive, and Apartment 12 is no exception.

Positioned on the first floor, this bespoke home showcases impressive ceiling heights, deep skirtings, and a high-spec interior that immediately conveys quality and elegance. The accommodation includes a welcoming entrance vestibule, inner hallway with a stylish bathroom, a generous principal bedroom with ensuite shower room, a well-proportioned second bedroom, and a beautifully equipped dining kitchen — ideal for both everyday living and entertaining. Electric central heating and double glazing ensure comfort throughout the seasons.

Perfectly suited to professionals, retirees, singles, or couples, this apartment offers a rare combination of heritage, privacy, and modern luxury



Lifestyle & Location

Just moments away lies Astbury Mere Country Park, a stunning natural retreat offering lakeside walks, cycling routes, and watersports — ideal for an active and relaxed lifestyle. The vibrant market town of Congleton offers an appealing mix of culture and convenience, from independent shops and regular markets to performances at the Daneside Theatre and popular annual music events. Everyday essentials are close at hand, including Marks & Spencer Simply Food, Boots, Tesco, and a wide range of local services.

Exceptional Connectivity

Commuting and travel are effortless, with immediate access to the A34 and Congleton Link Road, and the M6 Motorway just 10 minutes away. Manchester International Airport lies only 18 miles from the property, offering global connectivity, while Crewe — a major rail hub — is under 12 miles away. Congleton Railway Station, just 2 miles away, provides regular services to Manchester, Stoke-on-Trent, and beyond.

Apartment 12, Westbourne House is more than a home — it is a statement of lifestyle, elegance, and exclusivity. Opportunities to secure a property of this calibre are exceptionally rare.



The accommodation briefly comprises:
(all dimensions are approximate)

PRIVATE ENTRANCE VESTIBULE 4' 2" x 4' 0" (1.27m x 1.22m): Entrance door. Single panel central heating radiator. Oak effect floor.

INNER HALL 21' 0" (6.40m) in length: Single panel central heating radiator. Oak effect floor.

LOUNGE 16' 1" x 9' 8" (4.90m x 2.94m): Low voltage downlighters inset. Coving to ceiling. Period style radiator. 13 Amp power points. Coal effect electric fire set on granite hearth and back with beech effect fire surround. 13 Amp power points. Oak effect floor. PVCu double glazed doors to Juliette balcony.

DINING KITCHEN 11' 11" x 8' 3" (3.63m x 2.51m): Angular ceilings. PVCu double glazed window to rear aspect. Extensive range of quality beech effect eye level and base units with natural granite effect preparation surfaces over with stainless steel one and a half sink unit inset. Built-in 4-ring induction hob with stainless steel extractor hood over. Built-in double electric oven and grill below. Integrated fridge and freezer, dishwasher and washing machine. 13 Amp power points. Single panel central heating radiator. Oak effect floor.

BEDROOM 1 REAR 9' 7" x 9' 6" (2.92m x 2.89m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

EN SUITE 9' 7" x 2' 6" (2.92m x 0.76m): Low voltage downlighters inset. White suite comprising: low level W.C., wash hand basin and separate shower cubicle housing mains fed shower with bi-fold door. Chrome centrally heated towel radiator. Tiled floor.



BEDROOM 2 REAR 9' 7" x 6' 9" (2.92m x 2.06m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 3" x 6' 0" (2.51m x 1.83m): Low voltage downlighters inset. White suite comprising: low level WC., pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled floor. Chrome centrally heated towel radiator. Linen cupboard with single panel central heating radiator.

TENURE : Leasehold. 999 years from 2002 with 976 years remaining. Service charge is £2,424 per annum. Ground rent £150 per annum.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 4HN

