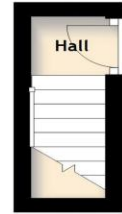
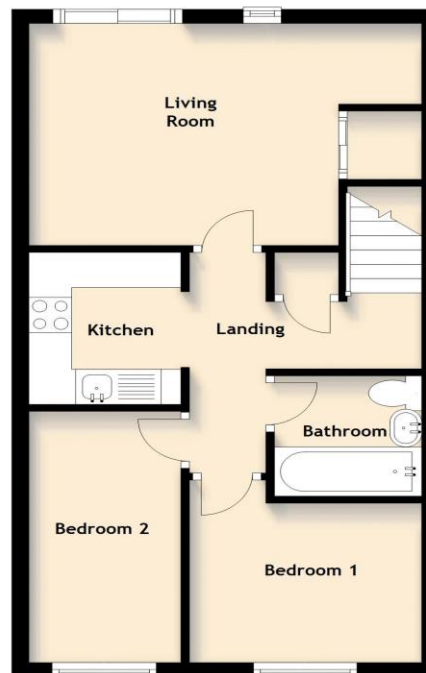


Ground Floor



First Floor



Please note this floor plan is a guide only. Measurements, contents and positioning are approximate. No responsibility is accepted for any mistake or inaccuracy contained within the floor plan.
Plan produced using PlanUp.

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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Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

11 Elvington Close
Congleton, Cheshire CW12 3FZ

Selling Price: £112,950

- SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- LOUNGE/DINER & FITTED KITCHEN
- BATHROOM WITH SHOWER OVER THE BATH
- RESIDENTS PRIVATE PARKING
- COMMUNAL GARDENS
- EASY WALKING DISTANCE TO THE TOWN CENTRE, CONGLETON PARK, LEISURE CENTRE & TRAIN STATION

Experience Effortless Living: Spacious 2-Bedroom Apartment with Prime Congleton Location

Step into comfort and convenience! This bright and airy first-floor apartment, one of only 12 in a well-maintained block, offers a perfect blend of space, style, and a coveted location.

Discover your ideal living space:

- **Generous Living:** A spacious lounge and well-equipped kitchen provide comfortable areas for relaxing and entertaining.
- **Restful Retreats:** Enjoy a generously sized double bedroom and a comfortable second bedroom, ideal for guests or a home office.
- **Modern Comfort:** A well-appointed bathroom and full double glazing ensure a comfortable and energy-efficient living environment.
- Enjoy the benefits of community living:
- **Designated Parking:** Benefit from a dedicated residents' parking space.
- **Communal Gardens:** Relax and unwind in the well-maintained communal gardens.

Embrace an unbeatable location:

- **Town Centre Convenience:** Literally a stone's throw from Congleton's vibrant town centre, with its array of shops, bars, restaurants, and multi million pound leisure centre.
- **Green Escapes:** Enjoy leisurely strolls in the award-winning Congleton Park, located just at the end of the road, offering playgrounds and sports fields.
- **Excellent Connectivity:** Congleton Railway Station, at the top of Park Lane, provides easy access to national rail networks and direct express services to London.

The accommodation briefly comprises (all dimensions are approximate)

SIDE ENTRANCE : Double glazed door to:

VESTIBULE : Electric storage heater. Stairs to first floor.

LANDING : Intercom handset. 13 Amp power points. Airing cupboard with lagged hot water cylinder.

LOUNGE 15' 0" x 10' 5" (4.57m x 3.17m): Timber framed sealed unit double glazed window to rear aspect. Electric storage heater. Television aerial point. 13 Amp power points. Deep over stairs storage cupboard with double sliding doors. Aluminium framed PVCu double glazed sliding door to rear Juliette balcony having an aspect over the grounds.

KITCHEN 7' 3" x 5' 10" (2.21m x 1.78m): Textured ceiling. Range of beech effect fronted eye level and base units having marble effect roll edge formica preparation surfaces over with inset

stainless steel single drainer sink unit. Built in 4 ring electric hob with electric oven and grill below and extractor hood over. Tiled to splashback areas. Space for fridge. Ceiling mounted extractor fan. 13 Amp power points. Space and plumbing for washing machine.

BEDROOM 1 FRONT 8' 11" x 7' 5" (2.72m x 2.26m): Timber framed sealed unit double glazed window to front aspect. Electric storage heater. 13 Amp power points.

BEDROOM 2 FRONT 11' 10" x 5' 10" (3.60m x 1.78m): Timber framed sealed unit double glazed window to front aspect. Electric wall heater. 13 Amp power points.

BATHROOM : White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Triton electric shower over. Tiled to splashback areas. Wall mounted electric heater. Extractor fan.

OUTSIDE : Communal garden to rear. One allocated parking space.

SERVICES : Mains electric, water and drainage are connected

TENURE : Length of lease: 998 years. Start date: 1/1/1999. Years remaining: 972. Ground rent: £50 per annum.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV CW12 3FZ

