



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



5 Orchard Gardens

Apple Close, Congleton,
Cheshire CW12 4RZ

Selling Price: £155,000

- NO CHAIN - 2 BED GROUND FLOOR RETIREMENT APARTMENT
- LOUNGE/DINER, FITTED KITCHEN & SHOWER ROOM
- MINIMUM AGE 60
- RESIDENTS' LOUNGE & CONSERVATORY
- PRIVATE PARKING FOR RESIDENTS & VISITORS
- GUEST SUITE
- FITNESS CENTRE - GYM & SAUNA
- SECURITY ENTRY SYSTEM
- ECONOMY 7 STORAGE HEATERS

*** NO CHAIN ***

Well presented ground floor flat located to the rear with patio windows directly onto the rear garden.

Orchard Gardens is purpose built for resident over 60 years of age. There is no medical care but there are emergency pull chords at various points of the apartment for 24 hour emergencies.

The building and communal areas are very well maintained and managed, and the facilities provided include private parking for residents, security entry system, fitness centre with gym and sauna, residents lounge, guests' bedroom, garden and exterior maintenance and a site manager.

The apartment has PVCu double glazing, electrical heating and comprises: Hall, deep store cupboard, lounge/diner, fitted kitchen, two bedrooms (the master having fitted bedroom suite) and a shower room.

The property is ideally located in the West Heath area of the town, being a short level walk to the West Heath Shopping Centre which offers shops, restaurants, post office, takeaways and a public house.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Front door to:

HALL 14' 5" x 7' 8" (4.39m x 2.34m): Large fitted cloaks cupboard/wardrobe. Matching separate fitted low level cupboard. Economy 7 heater. Dado rail. 13 Amp power points. Emergency pull chord. Door to deep walk in cupboard (3' 6" x 4' 4") with shelving and water cylinder.

LOUNGE/DINER 22' 0" x 11' 3" (6.70m x 3.43m): PVCu double glazed opaque window to side. Double glazed sliding patio windows to rear garden. 13 Amp power points. BT point. TV and Sky points. Door to:

KITCHEN 9' 6" x 7' 10" (2.89m x 2.39m): PVCu double glazed window. Fitted with a range of matching eye level and base units with laminated roll edge surfaces. Stainless steel single drainer sink unit inset with mixer tap. Tiled splashbacks. Electric hob with extractor above and double oven below. Space for fridge freezer. Space and plumbing for a washing machine. 13 Amp power points. Emergency pull chord. Under unit lighting.

BEDROOM 1 17' 6" x 9' 6" (5.33m x 2.89m): PVCU double glazed window. Fitted bedroom suite comprising of wardrobes, dressing table, chest of drawers and bed side lockers. 13 Amp power points. Economy 7 heater.

BEDROOM 2 17' 7" x 7' 4" (5.36m x 2.23m): Presently used as a dining room. PVCu double glazed window. 13 Amp power points. Economy 7 heater. Emergency pull chord.

SHOWER ROOM 7' 7" x 7' 3" (2.31m x 2.21m) max: White suiter comprising: W.C., wash hand basin set in vanity unit and corner shower enclosure. Fitted cupboard. Tiled walls and floor. Electric fan heater.

SERVICES : Mains water, electric and drainage are connected.

TENURE : Leasehold. 125 years from 01/04/1999.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 4RZ



Energy performance certificate (EPC)

5 ORCHARD GARDENS APPLE CLOSE CONGLETON CW12 4RZ	Energy rating D	Valid until: 19 January 2031
Certificate number: 0469-0000-9209-3369-7210		

Property type
Ground-floor flat

Total floor area
96 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>).

Energy rating and score

This property's current 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

