



19 Sandpipers Rope Walk, Congleton, Cheshire, CW12 1HN

Offers In The Region Of £110,000

- Superb One Bedroomed Third Floor Apartment
- Entrance Hall With A Handy Laundry Storage Cupboard
- EPC Rating C
- Communal Lifts
- Open Plan Lounge/Dining Kitchen With A Juliette Style Balcony
- Delightful Riverside Location
- Ideal Investment Opportunity With Tenant In Situ
- Modern Bathroom
- Close To Congleton Town And Riverside Walks On Your Doorstep
- Allocated Car Parking Space

19 Sandpipers Rope Walk, Congleton CW12 1HN

A fantastic third floor apartment ideally situated with Congleton town centre, local amenities and the award Congleton park all on your doorstep.

Located a stone's throw away from the River Dane this apartment offers perfectly proportioned accommodation throughout.

The accommodation offers a spacious open plan living/ dining kitchen having a Juliet style balcony with French doors, one double bedroom, a modern bathroom and an entrance hall benefiting from a handy laundry storage room.



Council Tax Band: B



AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





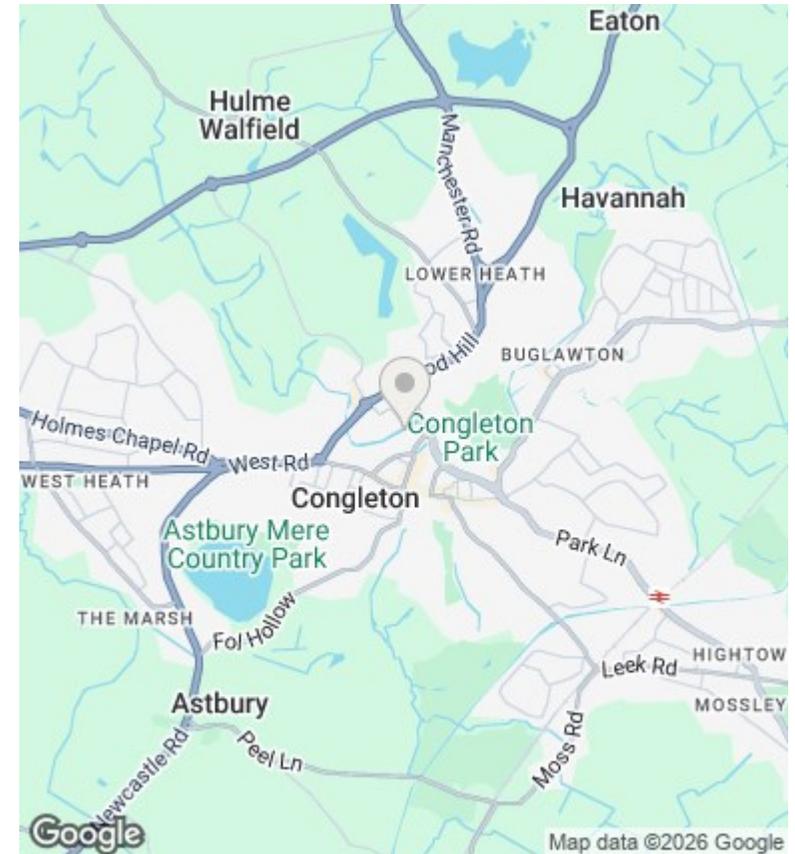
Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

B



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | 73 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |