



## 24 Orchard Gardens Apple Close, Congleton, Cheshire, CW12 4RZ

Asking Price £129,950

- Well Proportioned One-Bedroom Over 60's Retirement Apartment
- Modern Fitted Kitchen
- Close To Local Amenities Including West Heath Shopping Centre
- Offered With No Upward Chain
- Offering Secure And Low-Maintenance Living
- Contemporary Shower Room
- Delightful Communal Gardens
- Bright & Spacious Living/Dining Room With Juliet Balcony
- Excellent Range Of On-Site Facilities Including A Well Equipped Gym & Communal Area
- Countryside Walks On Your Doorstep

# 24 Orchard Gardens Apple Close, Congleton CW12 4RZ

A well proportioned one-bedroom retirement apartment, set within a highly regarded over-60s development in the heart of Congleton. Offering secure, low-maintenance living, this well-designed home provides both comfort and independence, with the added benefit of high-quality communal facilities.



Council Tax Band: B



The property features a bright and spacious living/dining room, a modern fitted kitchen and a well-proportioned bedroom with fitted wardrobes, alongside a contemporary shower room equipped with a double width walk in shower cubicle. The apartment forms part of an attractive, professionally managed development surrounded by beautifully maintained gardens, providing peaceful spaces to relax outdoors and enjoy.

Residents have access to an excellent range of on-site amenities, including a well-equipped gym, stylish communal lounge areas and a convenient guest suite for friends and family visiting , ( additional cost of £30 single occupancy / £35 per couple. ) Additional benefits include secure entry, a house manager, lift access and ample visitors' parking.

West Heath shopping village is a stones throw away whilst Congleton town centre with its wide range of shopping facilities, restaurants and coffee shops are easy accessible via public transport links along with medical services which are readily available. This apartment represents an exceptional opportunity for those seeking a comfortable, social and secure retirement lifestyle.

#### **Entrance Hall**

Front entrance door with access to the hallway leading off to the accommodation. Storage cupboard with power and lighting. Housing the water heater.

#### **Lounge Diner**

21'10" x 10'7"

Having UPVC sliding doors with Juliet balcony to the front aspect. Feature fireplace with wooden mantle, marble effect surround and hearth comprising of a electric coal effect fire. Coving to ceiling. Wall light points. Storage heater.

#### **Kitchen**

7'10" by 8'6"

Having a UPVC double glazed window to the front aspect. Having a range of wall cupboard and base units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over. Single oven with electric hob and extractor hood over. Space and plumbing for washing machine. Space for fridge.

#### **Bedroom**

19'7" x 10'4"

Having a UPVC double glazed window to the front aspect. Fitted wardrobes. Storage heater.

#### **Shower Room**

7'8" x 6'5"

Comprising of a three-piece suite featuring a double width shower cubicle, aqua board to walls. Countertop basin sat on a vanity unit with storage underneath. WC. Overhead recessed downlights. Extractor fan. Heater.

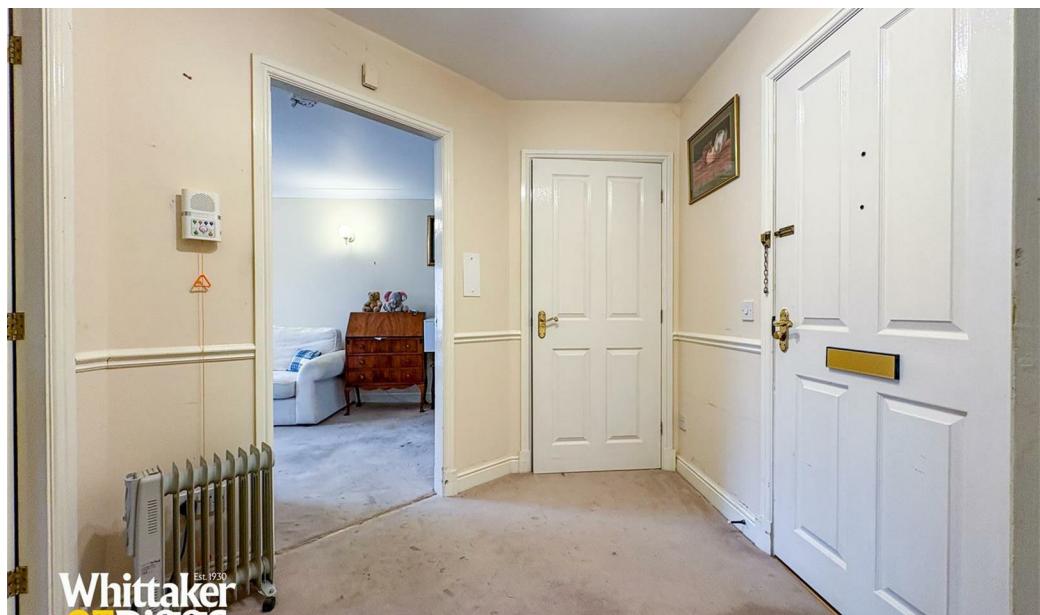
Partially tiled walls. Vinyl flooring.

## AML REGULATIONS

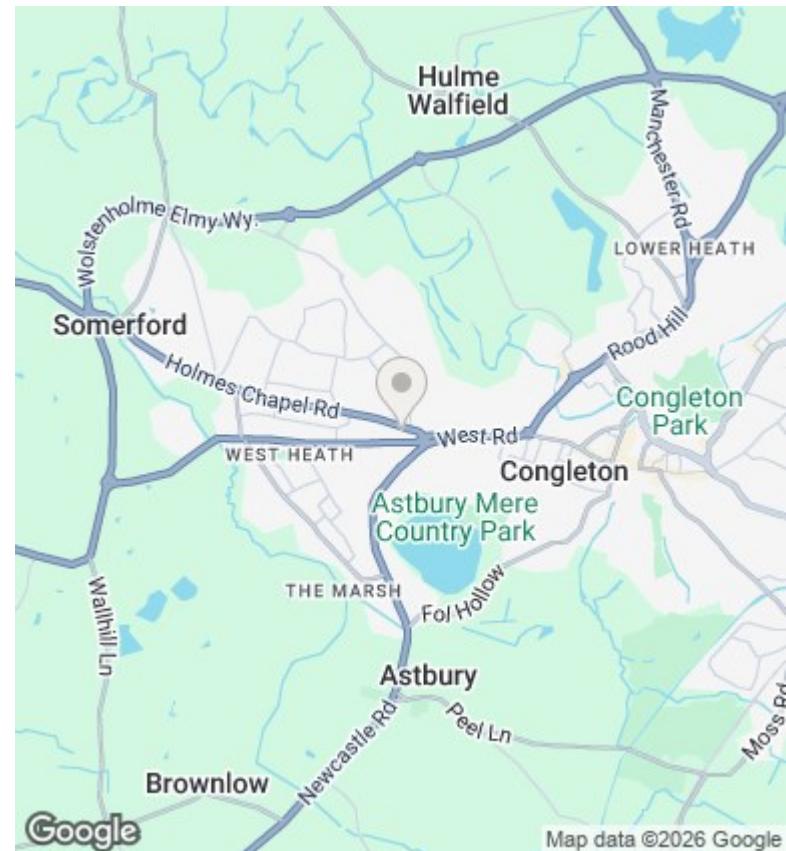
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## NOTE

Awaiting probate.







## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	71
(81-91)	B	76
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC