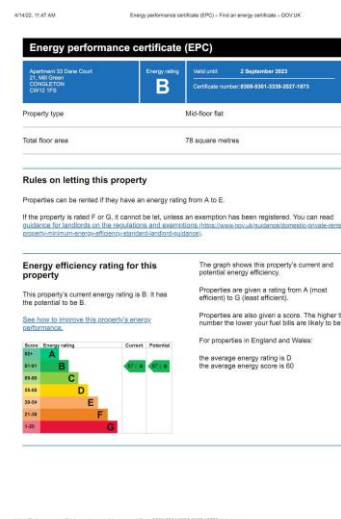




**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**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

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

**Apartment 33 Dane Court,**  
21 Mill Green, Congleton,  
Cheshire CW12 1FS

**£190,000**

- LARGE THIRD FLOOR TWO BEDROOM RETIREMENT APARTMENT
- LOUNGE BALCONY WITH VIEWS OVER THE RIVER DANE
- FITTED KITCHEN, EN SUITE SHOWER ROOM
- TOTAL FLOOR AREA 78 M SQ
- GOOD ENERGY EFFICIENCY RATING OF 'B'
- COMMUNAL FACILITIES
- TOWN CENTRE LOCATION



**\*CHAIN FREE\***

**\*VIEW OUR VIRTUAL TOUR\***

For independent over 60s living, this property is top of the line! This large, very well presented 2 bedroom 3rd floor apartment, not only has extensive space on its side, but some of the most picturesque views on offer in Congleton, right over the River Dane!

Easily accessed by both lift and stairs, just a matter of steps from the apartment door, the property benefits from a lounge with balcony having views over the river, modern fitted kitchen, two good size bedrooms and walk in shower room.

The development provides a communal lounge, gardens & ever useful laundry room. In case of emergency there is a 24 hour pull cord call system and on-site warden through office hours.

With Congleton Park at the bottom of the road which provides charming views and walks along the river to escape the hustle and bustle of town life, with said town life providing a plethora of shops, bars and restaurants within a very short distance. Supermarkets, fitness



centres, pharmacies and further wonderful eateries are also within easy reach.

There's no need to worry about being weighed down with maintenance costs either as the service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of laundry room, the homeowners' lounge and other communal areas.

**The accommodation briefly comprises**  
(all dimensions are approximate)

Hardwood security door to :

**HALL 10' 3" x 8' 9" (3.12m x 2.66m) max:** Intercom and alarm system. Electric radiator. Power point.

**STORE ROOM 6' 10" x 4' 7" (2.08m x 1.40m):** Water storage tank.

**CLOAKROOM 4' 2" x 4' 1" (1.27m x 1.24m):** Pull cord alarm. Heated towel radiator. White suite comprising: w.c. and wash hand basin. Part tiled. Air filtration system.

**LOUNGE 22' 7" x 11' 0" (6.88m x 3.35m) max:** PVCu double glazed French windows with Juliette balcony overlooking the River Dane. Separate PVCu French windows to private balcony. Electric radiator. Air filtration system. Television aerial point. BT telephone point (subject to BT telephone point). 13 Amp power points.

**BALCONY AREA 12' 3" x 6' 3" (3.73m x 1.90m):** Hardwood decked with glass panel railing.



**KITCHEN 8' 3" x 7' 5" (2.51m x 2.26m) max:** Range of base and eye level units. Air filtration unit. Extractor hood. Hotpoint induction hob and built in oven. Built in Hotpoint fridge freezer. Sink with mixer tap and drainer. 13 Amp power points. PVCu double glazed window with views towards the River Dane.

**BEDROOM 1 19' 5" x 9' 10" (5.91m x 2.99m):** PVCu double glazed window with views over the River Dane. Electric radiator. 13 Amp power points. Television aerial point. Air filtration system.

**WALK IN WARDROBE 6' 1" x 3' 4" (1.85m x 1.02m):** Fitted hanging rails. Power point.

**EN SUITE SHOWER ROOM 7' 2" x 6' 10" (2.18m x 2.08m):** Tiled floor to ceiling. Downlighters to ceiling. Air filtration system. Electric heater. Heated towel radiator. Suite comprising: w.c., wash hand basin and shower with glass shower door. Pull cord alarm.

**BEDROOM 2 17' 10" x 9' 1" (5.43m x 2.77m) max:** PVCu double glazed window with views over the River Dane. Electric radiator. 13 Amp power points. Television aerial point.

**Outside :** Communal gardens, walkways and a terraced seating area to the rear enjoying views over the River Dane.

**TENURE :** Leasehold. 125 Years with 116 years remaining.

Ground Rent: approx £495 per annum

Current Service Charge: appxox £3549.36 per annum

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



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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** C

**DIRECTIONS:** From our offices proceed along West Street, turn right into Antrobus Street then left into Mill Street. Upon reaching the roundabout take the first exit, after passing over the bridge, turn immediately right into the Mill Green Development, where the property entrance will be found on the right hand side.

