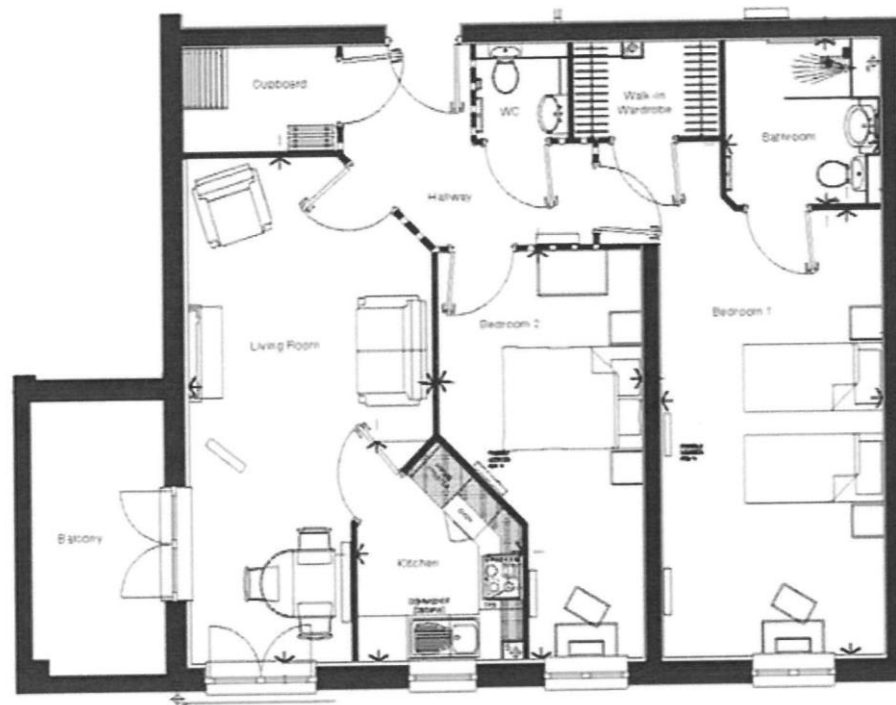


Timothy a brown



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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www.timothyabrown.co.uk

Apartment 12, Dane Court,
Mill Green, Congleton,
Cheshire CW12 1FS

Selling Price: Offers Over £200,000

- MODERN APARTMENT WITH NO CHAIN
- TWO DOUBLE BEDROOMS
- PRIVATE BALCONY OVERLOOKING RIVER DANE
- FITTED KITCHEN
- MODERN SHOWER ROOM
- EMERGENCY 24 HOUR PULL CORD SYSTEM
- CLOSE TO TOWN CENTRE & PARK

NO CHAIN

A stunning RIVERSIDE APARTMENT having its own PRIVATE BALCONY and being one of the largest within this purpose built over 60's apartment block.

The block has been constructed and run by the specialist sector McCarthy & Stone Management, and it provides benefits such as a good community spirit by having a communal lounge, gardens and terrace on the banks of the River Dane.

The development also provides a laundry room and a quality guest suite for use by family/friends to reside at a nominal cost. You must view to appreciate the benefits of this complex.

This particular apartment is situated on the first floor with a Juliette balcony and separate external corner balcony overlooking the River Dane. The location of the development is second to none being on the banks of the River Dane and only a short walking distance of all amenities in Congleton town centre and bus station. A particular attraction is the award winning Congleton Park which is accessed from the end of Mill Green road.



Briefly the beautifully presented apartment is accessed by a lift to the first floor and main door to hall with large cloaks cupboard, cloakroom/w.c., lounge/diner, fitted kitchen with good range of appliances, two double bedrooms, one having a walk in wardrobe, and an en suite shower room. In case of emergency there is a 24 hours pull cord call system.

The accommodation briefly comprises:
(all dimensions are approximate)

COMMUNAL ENTRANCE: Access via security intercom system, with a communal lounge and lift to all floors.

FIRST FLOOR: Front door to:

L SHAPED HALL: Wall heater. Door entry and wall mounted emergency intercom with pull cord. 13 Amp power points. Wooden doors to principal rooms. Deep walk in store with shelving and electric hot water pressurised cylinder.

CLOAKROOM/W.C. : Low flush w.c. and pedestal wash hand basin. Partly tiled walls. Tiled floor. Chrome heated towel radiator.

LOUNGE DINER 22' 0" x 11' 0" (6.70m x 3.35m): PVCu double glazed French windows with Juliette balcony overlooking the River Dane. Separate PVCu French windows to private balcony. Feature electric fire set in surround. Wall heater. 13 Amp power points. Television aerial point. Sky point. BT telephone point (subject to BT approval). Door to kitchen.



KITCHEN 8' 6" x 7' 6" (2.59m x 2.28m): PVCu double glazed window overlooking the River Dane. Fully fitted with light timber effect base units and matching eye level units with chrome handles and granite effect roll edge laminate surfaces. Inset single drainer stainless steel sink with mixer tap. Tiled splashbacks. Hotpoint ceramic hob with extractor canopy over. Split level oven and grill. Integrated Hotpoint fridge and freezer. 13 Amp power points. Tiled floor.

BEDROOM 1 REAR 22' 4" x 9' 9" (6.80m x 2.97m): PVCu double glazed window to rear aspect. Wall heater. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Door to walk in wardrobes 6ft 6in x 4ft 3in with light and power points. Separate door to en suite.

EN SUITE SHOWER ROOM: When purchased from new there was an option to either have a bath fitted or a large shower room. This is a large shower room however with the minimum of work a bath could be inserted if required. Fully tiled walls. Low wattage downlighters to ceiling. White suite comprising: low flush w.c., wash hand basin set in vanity unit with mixer tap and walk in shower enclosure with glass screen. Wall mounted fan heater and separate chrome centrally heated towel radiator. Electric mirror light with built in electric shaver point. Fully tiled floor with shower water drain.

BEDROOM 2 REAR 17' 10" x 9' 11" (5.43m x 3.02m) max: Presently used as dining room/study. PVCu double glazed window to rear aspect. Wall heater. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval).

OUTSIDE: The complex has its own enclosed car park (parking spaces are at the request to the management company and are on a waiting list). With communal



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

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

TENURE: Leasehold. Date of commencement of lease 1st January 2012 with 112 years remaining. Current ground rent £495 per annum. Current service charge £223.79 per calendar month to cover gardens, window cleaning, lounge areas, lifts, buildings insurance, laundry room etc.

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 1FS

Energy performance certificate (EPC)

Apartment 12
Dane Court
21 Mill Green
CONGLETON
CW12 1FS

Energy rating
B

Valid until: 31 August 2033
Certificate number: 0365-2759-4280-2877-4911

Property type: Mid-floor flat
Total floor area: 77 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-standards-landlord-guidance](#)

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[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

Score

Energy rating

Current

Potential

85+

A

81-81

B

69-69

C

55-55

D

39-44

E

21-29

F

1-20

G

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