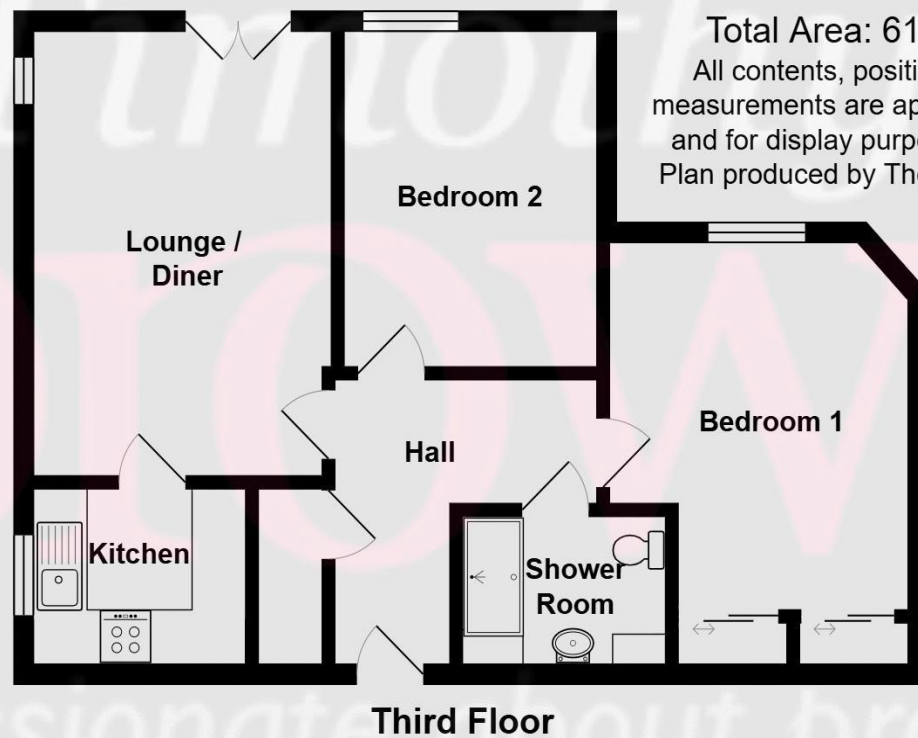




Energy performance certificate (EPC)

Apartment 37
Dane Court
21 Mill Green
CONGLETON
CW12 1FS

Energy rating
C

Valid until
23 June 2035

Certificate number
7200-2045-0522-5524-3653

Property type

Mid-floor flat

Total floor area

62 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
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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

37 Dane Court,
21 Mill Green, Congleton,
Cheshire CW12 1FS

Selling Price: £200,000

- NO CHAIN
- MCCARTHY & STONE SPECIALIST APARTMENT - INDEPENDENT LIVING FOR OVER 60'S
- MODERN 2 DOUBLE BEDROOM THIRD FLOOR APARTMENT WITH LIFT ACCESS
- LOUNGE WITH JULIETTE BALCONY, FITTED KITCHEN & SHOWER ROOM
- COMMUNAL LOUNGE, LAUNDRY, GARDENS & TERRACE ON THE BANKS OF THE RIVER DANE
- TOWN CENTRE LOCATION CLOSE TO CONGLETON PARK

NO ONWARD CHAIN! Embrace Serene Retirement Living with Interesting Views in this Exceptionally Located Third Floor Apartment at Dane Court!

Discover a rare opportunity to acquire a beautifully presented TWO-bedroom retirement apartment, perfectly designed for the over 60s and offering an unparalleled sense of peace and security. This delightful third-floor residence at Dane Court boasts a truly **captivating front-facing outlook over the charming rooftops of Congleton**, providing a unique and engaging vista from its private **Juliette balcony** off the lounge. Conveniently positioned with both lift and stairwell access, this home ensures ease of movement and independent living.

Dane Court: Retirement Living Redefined:

Built specifically by McCarthy & Stone for a fulfilling retirement lifestyle, Dane Court is a vibrant community comprising 44 thoughtfully designed one and two-bedroom apartments.

Residents benefit from a wealth of on-site amenities and services:

- **Homeowners' Lounge:** A welcoming space for socialising and community events.
- **Landscaped Gardens:** Beautifully maintained outdoor areas to relax and enjoy.



- **Guest Suite:** Convenient accommodation for visiting friends and family (additional charges apply).
- **House Manager:** Available during office hours for assistance and support.
- **Enhanced Security:** Peace of mind is paramount with a camera door entry system linked directly to your TV, allowing you to see visitors before granting access, complemented by a 24-hour emergency call system for immediate assistance.
- **Car Parking Permit Scheme:** Available; please check with the house manager for details.

Effortless Living, Covered Costs:

Say goodbye to the worries of external maintenance costs! The comprehensive **service charge** covers a wide array of expenses, including all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security services, and energy costs for the laundry room, homeowners' lounge, and all other communal areas. This ensures a truly **low-maintenance and worry-free lifestyle**, allowing you more time to enjoy your retirement.



Unbeatable Congleton Location:

Dane Court enjoys an enviable position on Mill Green, with the picturesque **Congleton Park** located just at the bottom of the road. This award-winning park offers serene scenic views and peaceful walks along the river, providing a perfect escape from the daily bustle.

Congleton itself is a charming market town, surrounded by attractive rural villages, yet conveniently located between the major cities of Manchester and Stoke-on-Trent. The bustling town centre, with its variety of shops and facilities, is within easy walking distance, offering everything you need on your doorstep.

This apartment is more than just a home; it's an invitation to a secure, comfortable, and connected retirement within a thriving community.

A viewing is highly recommended to fully appreciate the lifestyle on offer.

The accommodation briefly comprises:
(all dimensions are approximate)

APARTMENT ENTRANCE : Hardwood security door to:

L-SHAPED HALL 10' 9" x 10' 2" (3.27m x 3.10m) : Intercom and alarm system. Dimplex electric radiator. Beech effect floor.

STORE ROOM 6' 3" x 2' 4" (1.90m x 0.71m) : Pressurised hot water cylinder.



SHOWER ROOM 7' 7" x 5' 6" (2.31m x 1.68m) : Pull cord alarm. Heated towel radiator. White suite comprising: Low level W.C., wash hand basin with cupboards beneath and large walk in shower cubicle housing a mains fed shower. Fully tiled walls and floor. Air filtration system.

LOUNGE 16' 2" x 11' 0" (4.92m x 3.35m) : PVCu double glazed French windows with Juliette balcony. Dimplex electric radiator. Air filtration system. Television aerial point. BT telephone point. 13 Amp power points.

KITCHEN 8' 1" x 6' 1" (2.46m x 1.85m) max : PVCu double glazed window to side aspect. Range of light oak effect base and eye level units. Air filtration unit. Extractor hood. Hotpoint ceramic hob and built in oven. Built in fridge and freezer. Sink with mixer tap and drainer. 13 Amp power points.

BEDROOM 1 13' 4" x 11' 3" (4.06m x 3.43m) : PVCu double glazed window to rear aspect. 13 Amp power points. Air filtration system. Two built in double wardrobes.

BEDROOM 2 12' 2" x 9' 5" (3.71m x 2.87m) : PVCu double glazed window to rear aspect. Dimplex convector heater. 13 Amp power points.

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

TENURE : Leasehold. 116 years remaining out of 125 years. Service Charge £4243.56 per annum (£353.63 monthly). Ground Rent £495 per annum (£247.50 half yearly).

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

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

TAX BAND: C

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1FS

