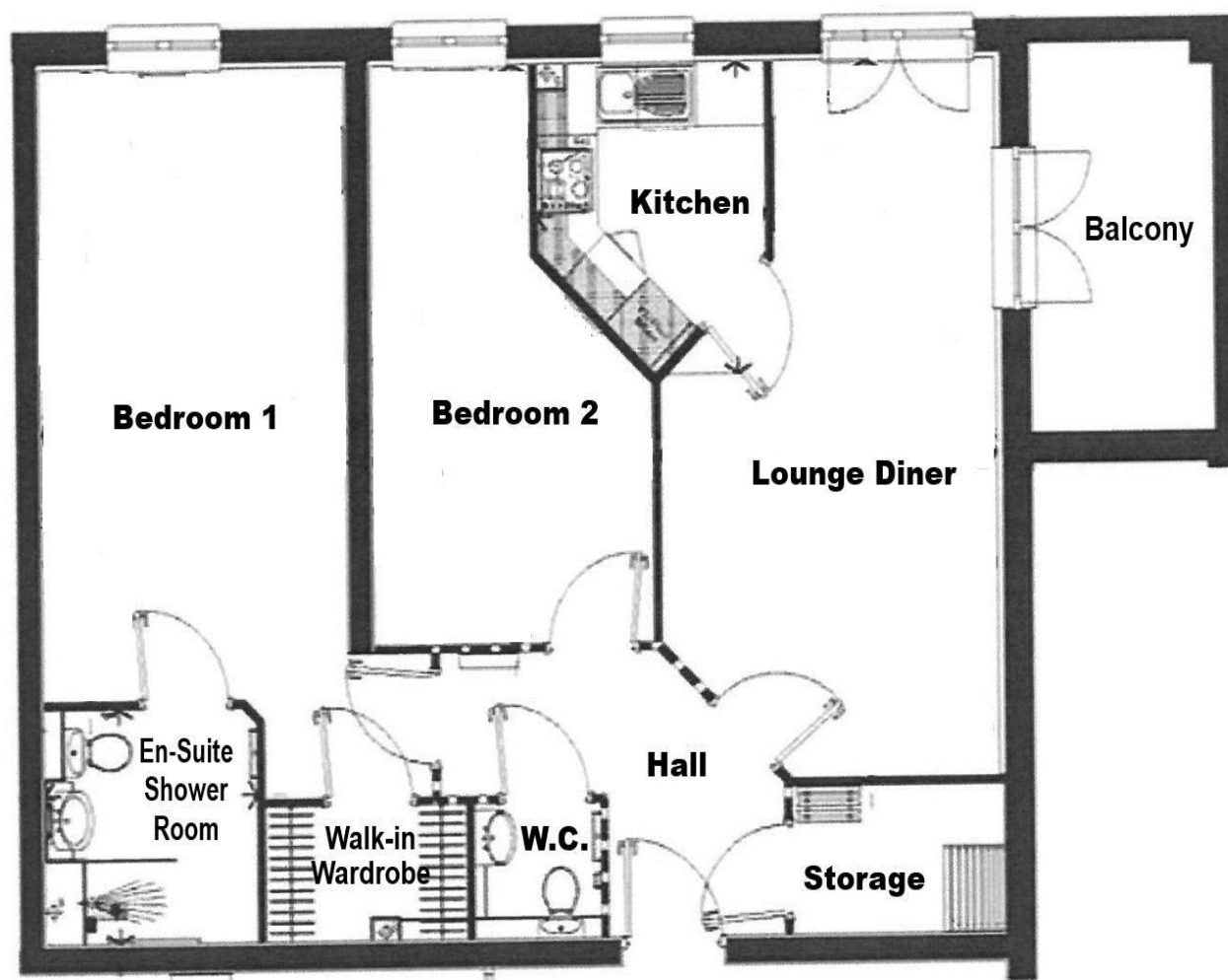




Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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

Apartment 41 Dane Court,
21 Mill Green, Congleton,
Cheshire CW12 1FS

Selling Price: £210,000

- LUXURY RIVERSIDE RETIREMENT LIVING
- TOP FLOOR APARTMENT
- PRIVATE BALCONY OVERLOOKING RIVER DANE
- FITTED KITCHEN INCLUDES A WASHING MACHINE & DISHWASHER
- EN-SUITE SHOWER ROOM & WALK-IN WARDROBE
- LIFT ACCESS & 24 EMERGENCY CALL SYSTEM
- CLOSE TO TOWN CENTRE & PARK
- NO CHAIN

NO CHAIN – STUNNING TOP-FLOOR RIVERSIDE RETIREMENT APARTMENT

Private Balcony | Juliette Balcony | River Views | Lift Access | Two Double Bedrooms | En Suite | Walk-In Wardrobe | McCarthy & Stone Development

Step into luxury retirement living with this **exceptionally spacious** top-floor apartment, perfectly positioned on the banks of the **River Dane** in Congleton. One of the largest in the development, this home offers **unmatched comfort, convenience, and community**.

Why You'll Love It:

- **Private corner balcony** with panoramic river views!
- **Juliette balcony** for added charm and fresh air.
- Two double bedrooms, including a master with walk-in wardrobe & en-suite shower room.
- **Modern kitchen** with integrated appliances — including **dishwasher & washing machine**.
- Lift access and 24-hour emergency call system for peace of mind.



- Beautifully maintained communal gardens, riverside terrace & lounge.

Guest & Lifestyle Perks:

- **Guest suite** available for visiting family/friends.
- **Laundry room** on-site.
- **Vibrant community spirit** with regular social events.
- Just a short walk to **Congleton town centre, bus station, and the award-winning Congleton Park**.

This is a rare opportunity to enjoy independent living with support and community, all in a picturesque riverside setting.

Contact us today to arrange your viewing — properties like this don't stay available for long!

The accommodation briefly comprises:
(all dimensions are approximate)

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

TOP FLOOR : Front door to:

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.



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 Juliet 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. Bosch Microwave. Bosch washing machine. NEFF dishwasher. 13 Amp power points. Tiled floor.

BEDROOM 1 REAR 22' 4" x 9' 9" (6.80m x 2.97m): PVCu double glazed window enjoying views across to the Town Hall & St Peters Church and overlooking the River Dane below. 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 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): Presently used as sitting room/study. PVCu double glazed window enjoying views across to the Town Hall & St Peters Church and overlooking the River Dane below. 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 there are 4 currently available). With communal gardens, walkways and a terraced seating area to the rear enjoying views over the River Dane. The picturesque Congleton Park is just a short walk away, located at the end of the road.

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

TENURE : Leasehold. 125 years from 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 sole selling agent **TIMOTHY A BROWN**.

EPC : Pending new assessment.

LOCAL AUTHORITY: Cheshire East.

TAX BAND: C.

DIRECTIONS: SATNAV CW12 1FS

