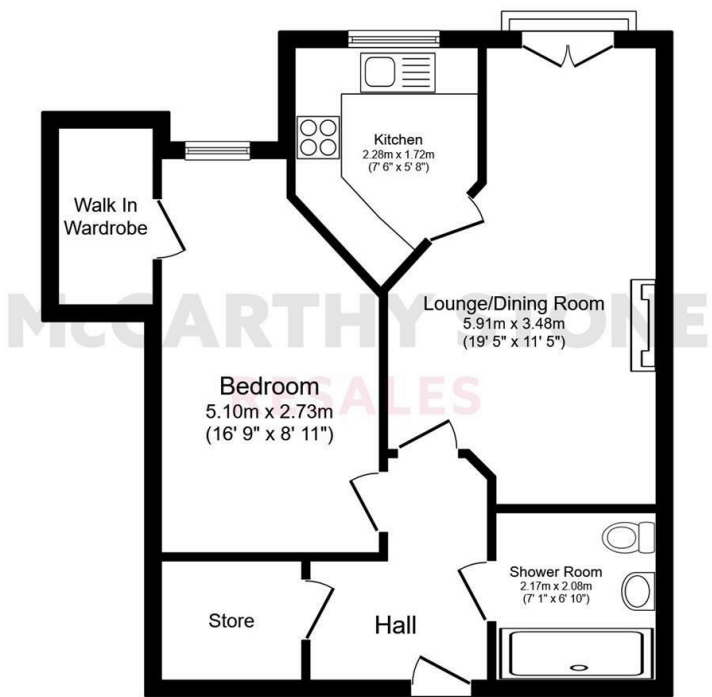


22 Dane Court

21 Mill Green, Congleton, CW12 1FS

PRICE  
REDUCED

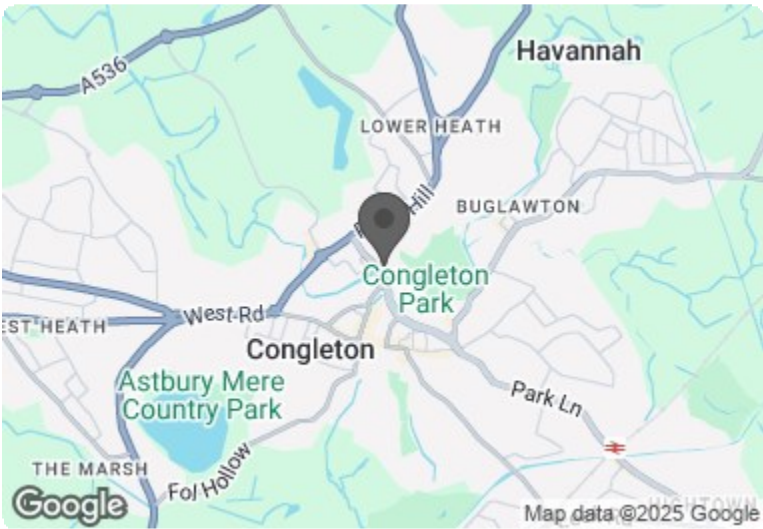


Total floor area 52.9 m² (570 sq.ft.) approx

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

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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



PRICE REDUCTION

Asking price £120,000 Leasehold

A REDECORATED, CHAIN FREE ONE BEDROOM retirement apartment and situated on the SECOND FLOOR with JULIETTE BALCONY OVERLOOKING THE RIVER DANE in our very desirable DANE COURT development. Forms part of our retirement living range of properties.

Call us on 0345 556 4104 to find out more.

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# Dane Court, 21 Mill Green, Congleton

On arrival at Dane Court there is a welcoming foyer giving access to the manager's office, the communal lounge and the lift to the upper level apartments. From the lift on the second floor you are greeted by a wide hallway which leads to Apartment 22. The property well appointed one bedroom, chain free, retirement apartment, situated on the second floor with Juliette balcony overlooking the River Dane and benefits from a lift to all floors in our very desirable Dane Court development.

### Summary

Dane Court was built by McCarthy & Stone specifically for retirement living. The development consists of 44 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking- permit scheme applies, check with the House Manager for availability.

Dane Court has a House Manager who's on hand during office hours and for your peace of mind there are a number of security features. Should you require assistance there is a 24-Hour emergency call system.

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.

### Local Area

Dane Court is located along Mill Green, with Congleton Park at the bottom of the road which provides scenic views and walks along the river to escape the hustle and bustle of town life. Congleton is a picturesque market



town surrounded by many attractive rural villages whilst also being located between the two major cities of Manchester and Stoke-on-Trent. Congleton town centre has an variety of shops and facilities from main High Street brands to Fair Trade cafes and a weekly Market.

### Entrance Hall

Front door with door hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

### Living Room

Spacious lounge benefiting from a Juliet balcony overlooking communal gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door lead onto a separate kitchen.

### Kitchen

Partially tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. Waist level oven, ceramic hob, cooker hood and integral fridge freezer.

### Bedroom

Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling light, TV and phone point. Heated electric towel rail.

### Shower Room

Fully tiled and fitted with suite comprising of level



# 1 Bed | £120,000

access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £2,829.04 per annum (For financial year ending 31/03/2025). The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or House Manager.

### Parking Permit Scheme - subject to availability

Parking is by allocated space subject to availability, please check with the House Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

### Lease Information

Ground rent: £425 per annum  
Ground rent review: 1st June 2028  
Lease: 125 years from 1st June 2013

### Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

