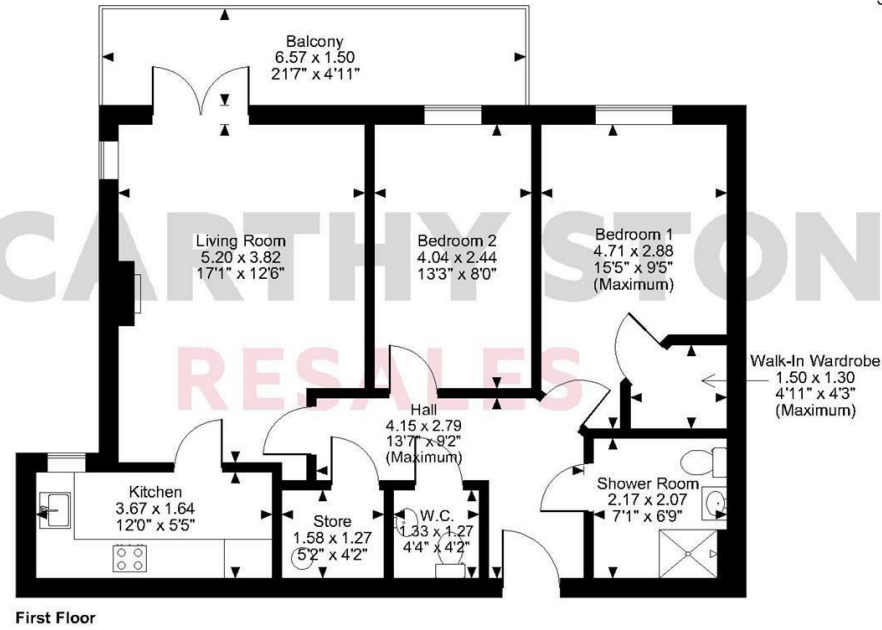
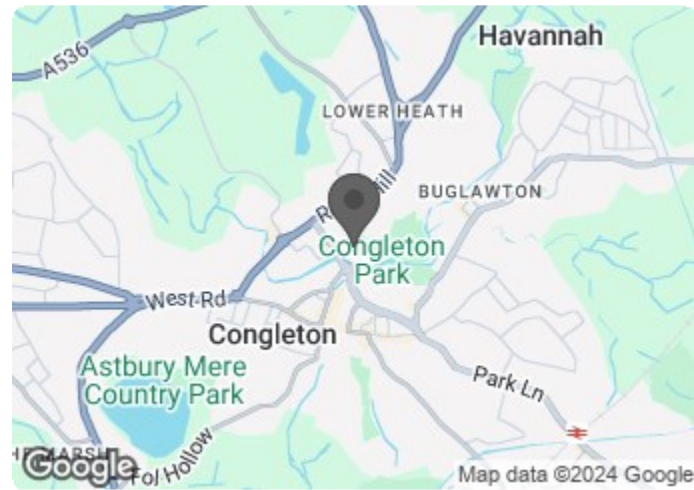


Dane Court, Apartment, Mill Green, Congleton  
 Approximate Gross Internal Area  
 736 Sq Ft/68 Sq M  
 Balcony external area = 106 Sq Ft/10 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8618385/PJA

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	87
(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	

## 14 Dane Court

Mill Green, Congleton, CW12 1FS



**Asking price £235,000 Leasehold**

A WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITH BALCONY situated in Dane Court, part of McCarthy and Stone's Retirement Living range.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Call us on 0345 556 4104 to find out more.**



# Dane Court, Mill Green, Congleton

2 bed | £235,000

## The Apartment

McCarthy & Stone Resales are delighted to offer this two bedroom ground floor retirement apartment at our Dane Court development. The property boasts a walk out balcony with splendid river views. A fully fitted kitchen with integrated appliances, lounge with feature fire and two double bedrooms.

## Dane Court

Dane Court was built by McCarthy & Stone purpose built 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 you peace of mind there are a number of security features. Should you require assistance there is a 24-Hour emergency call system. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in. 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, 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 spy hole leads to a very spacious entrance hall – the door entry and 24 hour Tunstall emergency response pull cord system is located in the hall along with smoke detector. Off the hallway is a door to a walk in storage cupboard/airing cupboard. Further doors lead to the lounge, bedrooms and shower room.

## Lounge

Bright and airy lounge with the benefit of French doors to a very sizeable balcony area with views over the river. There is ample space for dining and a feature electric wall mounted fire which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point, ceiling light fitting and raised electric power sockets. Oak effect glazed door leads off to a separate kitchen.

## Kitchen

Fully fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface, stainless steel sink with mono lever tap and drainer. The oven is fitted at waist level and there is a ceramic hob, cooker hood and integrated upright fridge-freezer. Free standing dish washer also included.

## Bedroom One

A well proportioned master bedroom. Two ceiling lights, wall mounted electric radiator, TV and phone point. Door leads to a walk-in wardrobe housing shelving and hanging rails.

## Bedroom Two

Further double bedroom with south facing aspect looking over the river, ceiling light TV and phone point. Door off to large walk in wardrobe.

## WC

Low level WC, vanity unit with wash basin and mirror above. Electric heater and extractor fan.

## Shower Room

Fully tiled and fitted with suite comprising a walk in shower with glass screen and grab rail for safety. Low level WC, vanity unit with sink and mirror above. Heated towel rail, mirror with light and shaver point over and fan heater.

## Service Charge

- 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 £4,243.56 for the financial year ending 31/03/2025. The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## Parking Permit Scheme-subject to availability

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

## Leasehold Information

Lease: 125 years from 1st June 2013

Ground rent: £495 per annum

Ground rent review: 1st June 2028

Managed by: McCarthy and Stone Management Services

It is a condition of the purchase that the new resident meets the age requirement of 60+ years.

## Additional Information & Services

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

