



Dane Court, Mill Green, Congleton, CW12 1FS.
£120,000

Est. 1930
**Whittaker
& Biggs**

Dane Court Congleton, CW12 1FS.

This luxury first floor apartment is set within this prestigious development built by reputable builders, McCarthy and Stone who are renowned for their luxury living. This purpose-built apartment block represents secure and independent living for the over 60's.

Conveniently located for local amenities of Congleton, as well as being set by the River Dane, with attractive views available from the communal patio gardens. Congleton Park is also on the doorstep, with easy and direct access.

This lifestyle apartment has communal facilities and benefits which set them far apart from other over 60's apartments, including a communal suite available to hire for family and friends who visit (subject to availability & a nominal fee). Other welcome facilities include a communal laundry and luxury lounge area.

Security is paramount and these apartments have intercom entry system, manned reception desk, 24-hour direct call maintenance and security line for total piece of mind. There is also a serviced lift giving easy access to the apartments and communal areas.

The apartment itself is well presented including a modern fitted kitchen with integrated appliances. The master bedroom is equipped with a fantastic sized walk-in closet and a sliding mirrored wardrobe. The open plan lounge diner has a feature fireplace and Juliet balcony allowing views over the River Dane.

There is also a recently installed luxurious shower room complete with walk in shower.

The entrance hall is spacious and has a super-sized walk in storage cupboard.



The communal areas are extremely well maintained and cleaned as part of the service charge agreement.

For those seeking secure, luxurious living within a development of likeminded people, this is the ideal living environment. We therefore recommend an internal viewing of this fantastic opportunity.

Entrance Hallway

Front door with spy hole, having a 24 hour emergency response pull cord system, including security door entry, intercom, smoke detector and illuminated light switches. Leading to a walk in storage cupboard and doors leading through to;

Lounge/Diner 16' 0" x 10' 11" (4.88m x 3.33m)

Having a feature fireplace with electric fire, well proportioned living area with UPVC double glazed window to the side aspect & a UPVC double glazed Juliet balcony with views of the River Dane. Defined dining area with access to:-

Kitchen 7' 9" x 6' 4" (2.36m x 1.93m)

Having a range of wall cupboard and base units with work surfaces over incorporating a stainless steel sink with drainer and chrome mixer tap over. Integrated single oven, stainless steel cooker hood, ceramic electric hob, and integrated fridge, freezer. Tiled floors and partially tiled walls. UPVC double glazed window to the side aspect.

Bedroom One

Having a UPVC double glazed window to the rear aspect. Sliding mirrored wardrobes, spacious walk in wardrobe with storage.

Shower Room

Having a modern white suite comprising of double width shower with chrome attachments, low level WC with push flush system, vanity unit with wash hand

basin with chrome mixer tap over and storage underneath, fully tiled walls, and an extractor fan. Electric heated towel rail.

Storage

Generous size walk- in storage cupboard.

Communal Areas

To the ground floor there is a communal lounge and laundry room. There is also a guest suite available.

Externally

Externally there is a communal patio seating area with attractive views of ten River Dane.

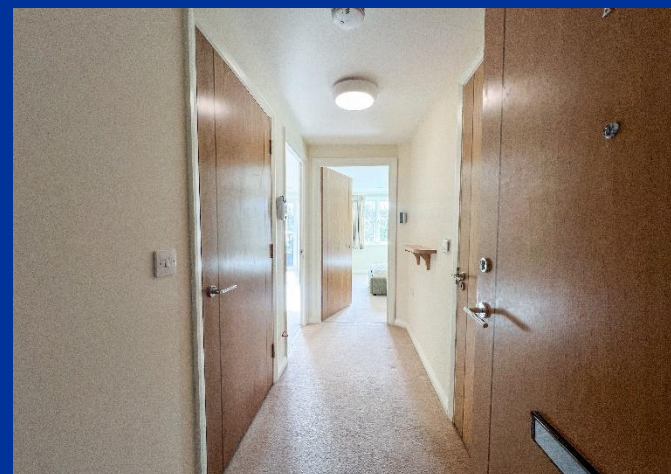
Note-

To include - Cleaning of communal windows Water rates for communal areas and apartments Electricity, heating, lightening 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.

Council Tax Band: B

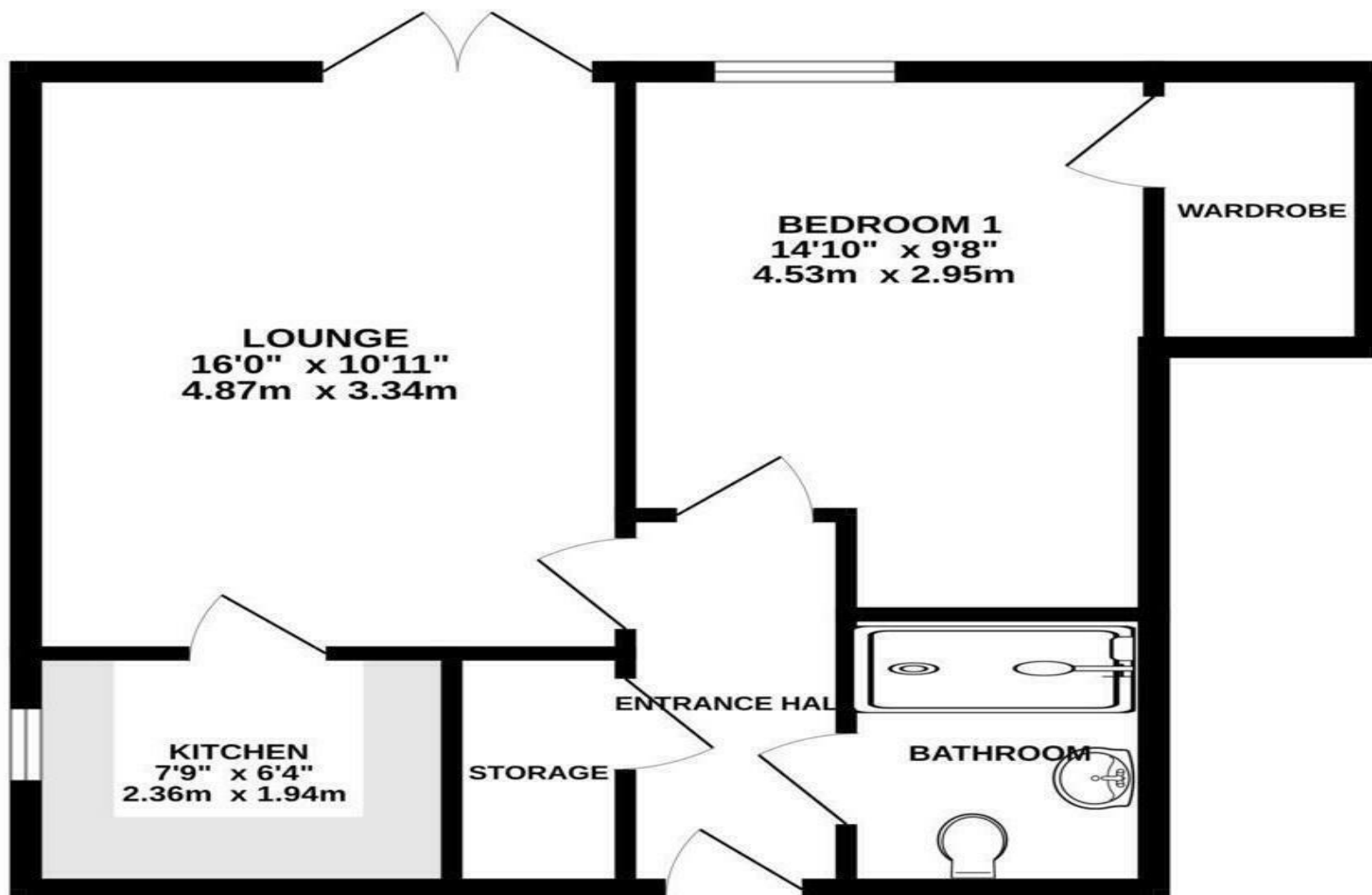
EPC Rating: B

Tenure: Leasehold





GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.





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