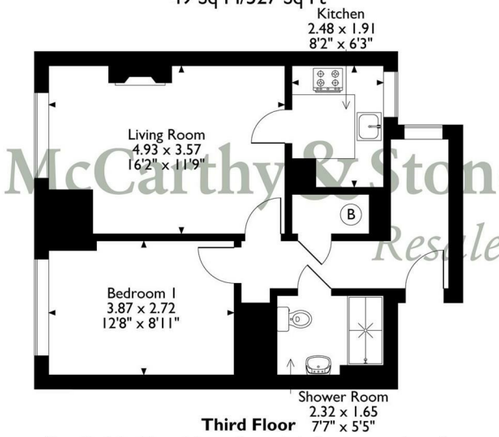
Excellent

Trustpilot

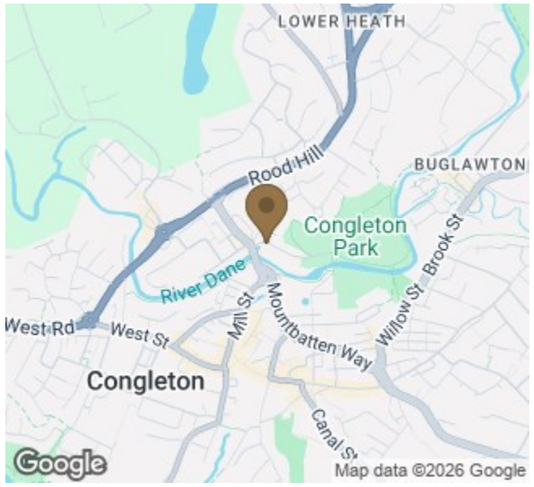
McCarthy & Stone
Resales.

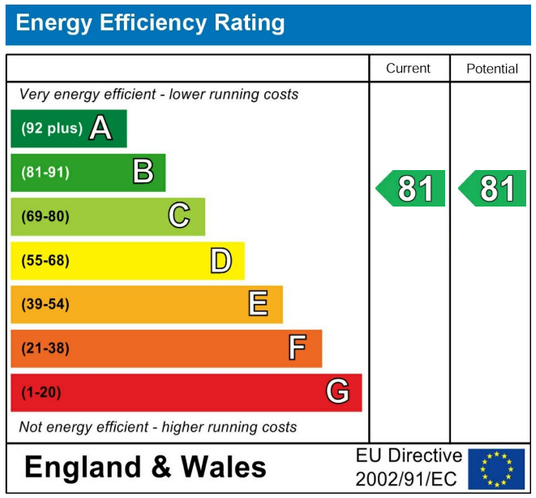
Dane Court, Mill Green, Congleton
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







30 Dane Court

21 Mill Green, Congleton, CW12 1FS

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 30 Dane Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £120,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious one-bedroom retiremnt living apartment
- Spacious double bedroom
- Modern fitted kitchen
- Contemporary shower room
- Mobility scooter store
- House Manager for peace-of-mind
- Communal Lounge where social events take place
- Guest Suite for visiting family & friends
- Landscaped Gardens + Laundry Room
- 24-Hour emergency call systems in all communal areas

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

30 Dane Court, Congleton

1 | 1 | Asking price £120,000

Dane Court

Dane Court is a McCarthy Stone retirement development designed exclusively for independent living for the over-60s. Comprising 44 one and two-bedroom apartments, the development offers a safe, secure and friendly community environment.

Residents benefit from a welcoming homeowners' lounge, beautifully landscaped communal gardens, and a guest suite for visiting family and friends (subject to availability and additional charges). A permit-controlled parking scheme is also available, subject to availability through the House Manager.

For added peace of mind, Dane Court has a dedicated House Manager on site during office hours, together with a range of security features including a 24-hour emergency call system and a camera door-entry system linked to residents' televisions, allowing visitors to be identified before access is granted.

The service charge covers the cost of external maintenance, gardening, landscaping, window cleaning, buildings insurance, water rates, and the energy and upkeep of the communal facilities, helping to provide a hassle-free lifestyle.

Ideally located on Mill Green, Dane Court enjoys a convenient setting close to both the town centre and Congleton Park, which offers attractive riverside walks and open green spaces. Congleton is a charming market town surrounded by picturesque countryside, while also benefiting from excellent links to Manchester and Stoke-on-Trent. The town centre provides a wide range of shops, cafés, amenities and a popular weekly market, making it an ideal location for retirement living.

Property Overview

This immaculate one-bedroom third-floor apartment with a bright spacious lounge with a lrage piture window overlooking the rear of the development. The accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with a mirror fronted sliding door wardrobe, a contemporary shower room, and a spacious stroage room. Ideally located within a short walk to the communal lift allowing direct access to the homeowners lounge.

Social Lifestyle

The Communal Lounge is at the heart of the community at Dane Court and is where the majority of social gatherings take place.

Regular activities include; coffee mornings and afternoons, games nights, chair exercise classes , quiz and movie nights. . They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Dane Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Lease Information

Ground Rent: £425 per year
Ground Rent review: January 2028
Lease Length: 125 years from 2013

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,297.00 per annum (up to financial year end 01/04/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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.

Additional Information & Services

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

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













