

Timothy a brown



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 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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Apartment 14 Dane Court

21 Mill Green, Congleton, Cheshire
 CW12 1FS
 Selling Price: £200,000

- NO ONWARD CHAIN – READY FOR IMMEDIATE OCCUPATION
- SPACIOUS SECOND-FLOOR RETIREMENT APARTMENT WITH LIFT ACCESS
- ONE OF THE LARGEST APARTMENTS WITHIN THIS PRESTIGIOUS DEVELOPMENT
- PRIVATE CORNER BALCONY WITH BEAUTIFUL VIEWS OVER THE RIVER DANE
- TWO GENEROUS DOUBLE BEDROOMS, INCL A PRINCIPAL BEDROOM WITH WALK-IN WARDROBE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES, INCL DISHWASHER & WASHING MACHINE
- CONTEMPORARY SHOWER ROOM PLUS SEPARATE GUEST CLOAKROOM
- EXCELLENT COMMUNAL FACILITIES, GARDENS, GUEST SUITE, RESIDENTS' LOUNGE, AND 24-HOUR EMERGENCY CALL SYSTEM

NO CHAIN – EXCEPTIONAL RIVERSIDE RETIREMENT APARTMENT WITH PRIVATE BALCONY AND RIVER VIEWS

Occupying a prime second-floor position within this highly regarded McCarthy & Stone retirement development, this beautifully presented two-bedroom apartment offers spacious, luxurious living in an idyllic riverside setting.

One of the largest apartments within the development, this outstanding home combines independence, security, and a vibrant community lifestyle, all within walking distance of Congleton town centre.

The accommodation is accessed via lift and opens into a welcoming entrance hall leading to an impressive living and dining room. A standout feature of the property is the large private corner balcony, providing delightful views over the River Dane and creating the perfect space to relax and enjoy the peaceful surroundings. The well-appointed modern kitchen is fitted with a comprehensive range of units and integrated appliances, including a dishwasher and washing machine. There are two generous double bedrooms, with the principal bedroom benefiting from a spacious walk-in wardrobe. A contemporary shower room serves the apartment, complemented by a separate guest cloakroom for added convenience.

Residents enjoy access to beautifully maintained communal gardens, a riverside terrace, and an elegant residents' lounge, fostering a welcoming and sociable atmosphere.

Additional facilities include a guest suite for visiting family and friends, an on-site laundry room, and a 24-hour emergency call system, providing complete peace of mind.

Ideally situated just a short stroll from Congleton town centre, the bus station, and the award-winning Congleton Park, this superb apartment offers the perfect balance of independent living, support, and community in a truly picturesque location.

Offered to the market with **NO ONWARD CHAIN**, early viewing is strongly recommended to fully appreciate the size, setting, and lifestyle opportunity this exceptional retirement apartment provides.

The accommodation briefly comprises
(all dimensions are approximate)

L SHAPED ENTRANCE HALL 13' 7" x 9' 2" (4.14m x 2.79m): 13 Amp power points. Dimplex electric heater. Deep recessed boiler cupboard measuring 5' 2" x 4' 8"

GUEST CLOAKROOM : Modern white suite comprising: low level W.C. and pedestal wash hand basin. Electrically heated towel radiator. Half tiled walls. Tiled floor.

SHOWER ROOM 7' 1" x 6' 9" (2.16m x 2.06m): Low voltage downlighters inset. White suite comprising: low level W.C., wash

hand basin set in oak effect vanity unit and large walk-in shower with chrome thermostatically controlled mains fed shower and fixed glass screen. Electrically heated towel radiator. Fully tiled walls and floor. Dimplex fan heater.

BEDROOM 1 FRONT 13' 2" x 9' 5" (4.01m x 2.87m): PVCu double glazed window to front aspect. 13 Amp power points. Dimplex electric heater. Deep built-in wardrobe.

BEDROOM 2 FRONT 13' 2" x 8' 0" (4.01m x 2.44m): PVCu double glazed window to front aspect. 13 Amp power points.

LOUNGE/DINING ROOM 12' 6" x 17' 1" (3.81m x 5.20m): PVCu double glazed window overlooking the River Dane. Wall mounted Dimplex electric storage heater. Pebble effect electric fire set on stone effect hearth and back. PVCu double glazed french doors to balcony.

LARGE BALCONY 21' 3" x 5' 1" (6.47m x 1.55m): Composite decking. Views of the River Dane.

KITCHEN 12' 0" x 5' 4" (3.65m x 1.62m): PVCu double glazed window to front aspect. Modern laminated oak effect fronted eye level and base units having granite effect preparation surfaces over with ceramic single bowl sink unit inset. Built-in 4-ring induction hob with stainless steel extractor canopy over and built-in electric oven. Space for fridge freezer, washing machine and slimline dishwasher. Tiled to splashbacks.

TENURE : Leasehold. ????????

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

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 1FS

