Excellent

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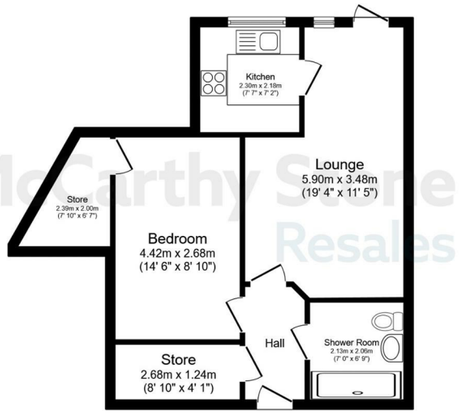
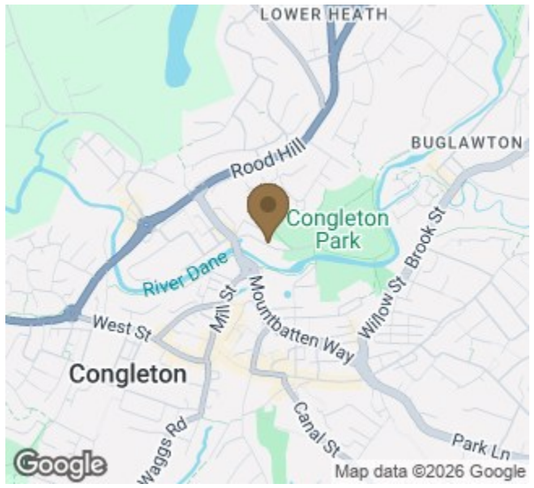
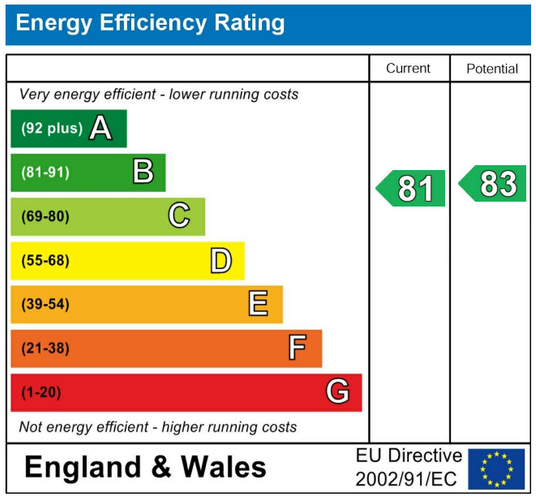
McCarthy & Stone
Resales.



Total floor area 50.4 sq.m. (542 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







3 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 3 Dane Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £130,000
Leasehold

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

Why you'll love living here:

- One bedroom ground floor retirement apartment
- Patio area
- Laundry Room
- 24-Hour emergency call systems in all communal areas
- Landscaped Gardens + Laundry Room
- House Manager for peace-of-mind
- Communal Lounge where social events take place
- Guest Suite for visiting family & friends
- Part exchange referral scheme available
- Call McCarthy and Stone Resales for more information 0345 556 4104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Dane Court, Congleton

1 | 1 | Asking price £130,000

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 you peace of mind there are a number of security features. Should you require assistance and for your peace of mind 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, 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 spy 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 kitchen, bedroom, living room and bathroom.

Living Room
Spacious lounge benefiting from an exterior private door and side window that leads to a fenced patio with ramp access to the main entrance. TV and telephone points, Sky/Sky+ connection point. Recessed ceiling lights span the entire room with beautiful laminate flooring throughout. Raised electric power sockets. Partially single glazed door lead onto a separate kitchen.

Kitchen
Fully 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. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom
Double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

Shower Room
Fully tiled and fitted with suite comprising of level 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 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.

The annual service charge is £3,297.00 for the financial year ending 31/03/2027.

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.

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













