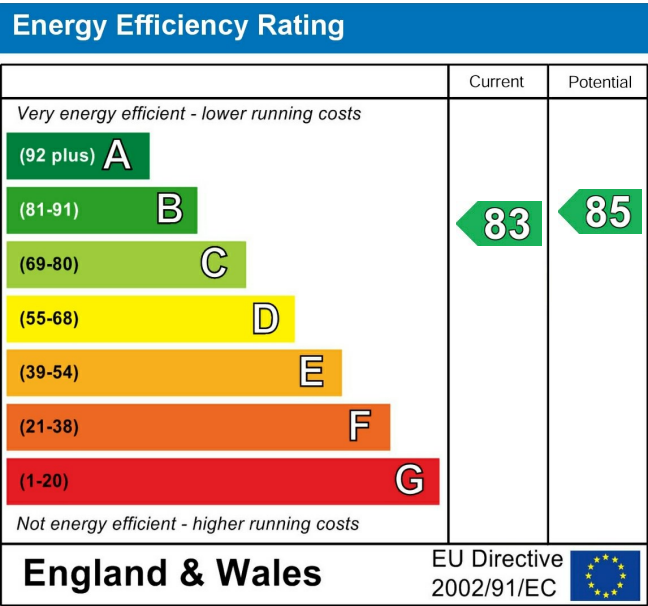
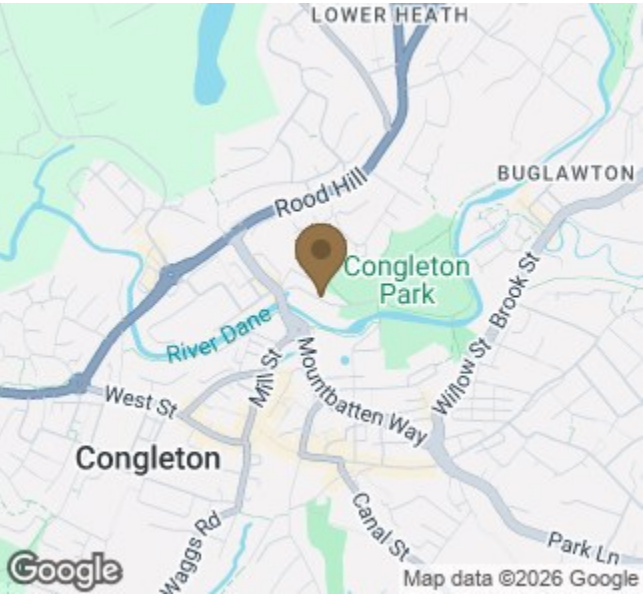
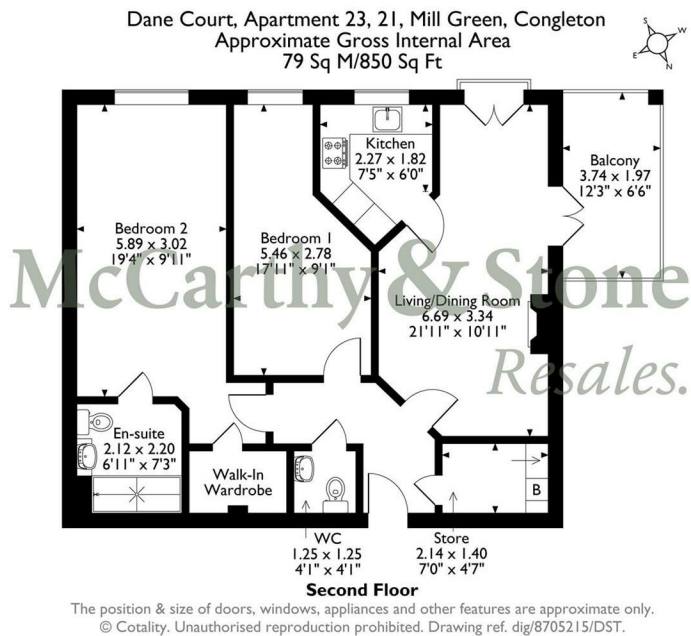




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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



23 Dane Court

21 Mill Green, Congleton, CW12 1FS

2 Council Tax Band: C

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

Asking price £190,000
Leasehold

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

Why you'll love living here:

- Spacious two bedroom apartment
- Walk out balcony
- En-suite shower room
- Central location to shops and amenities
- Laundry Room
- House Manager for peace-of-mind
- Communal Lounge where social events take place
- Guest Suite for visiting family & friends
- Landscaped Gardens
- 24-Hour emergency call systems in all communal areas

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

23 Dane Court, Congleton

 2 |  2 | Asking price £190,000

Dane Court

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 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.

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.

Property Overview

This immaculate two-bedroom, second floor-floor apartment enjoys a desirable south-facing position. The spacious dual aspect lounge opens directly onto a private walk out balcony but also with the advantage of double french doors opening to a Juliet balcony, while the accommodation also features a modern fitted kitchen with integrated appliances and free standing dishwasher, a generous double bedroom with a walk-in wardrobe and an en-suite shower room, with a second good sized double bedroom and a visitors cloak room and a spacious

storage room. Ideally located close to the lift to then access 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: £495 per annum
Lease Length: 125 years from 2013

Service Charge (RL)

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
- 24-hr 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: £4,945.44 per annum (up to financial year end 1st April 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.

