Excellent

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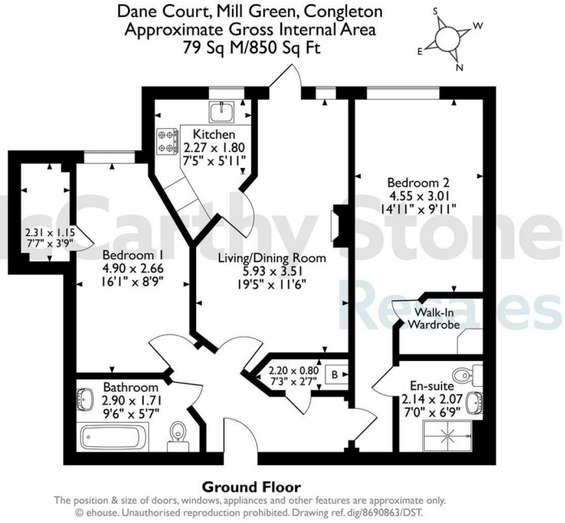
McCarthy & Stone
Resales.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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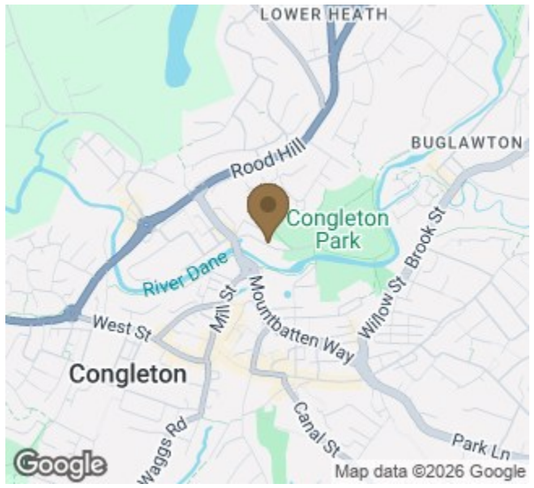

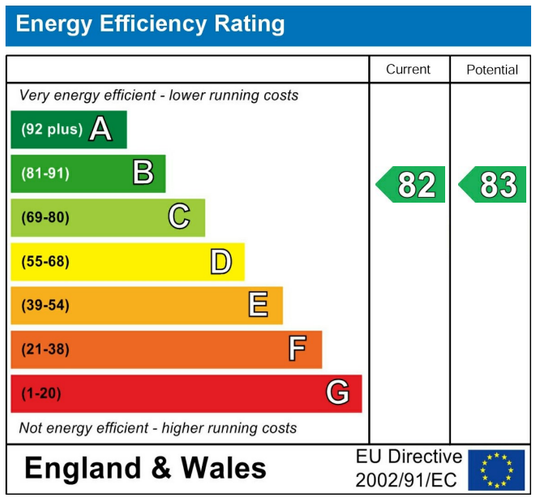

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







6 Dane Court

21 Mill Green, Congleton, CW12 1FS

2 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 6 Dane Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £235,000
Leasehold

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

Why you'll love living here:

- Two bedroom ground floor retirement apartment
- Patio area
- 24-Hour emergency call systems in all communal areas
- Laundry Room
- Landscaped Gardens
- 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

6 Dane Court, Congleton

2 | 2 | Asking price £235,000

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 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 Apello 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, bedrooms, living room and bathroom.

Living Room

Bright spacious lounge with fully glazed door leading to patio area, access communal gardens. Modern fire surround with 'Living Flame' style electric fire adding a focal point to the room, ample space for a dining table and chairs, TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors 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 and also dishwasher.

Bedroom

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

En-suite

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.

Bedroom

This generously sized second double bedroom that could also be used as a second lounge ample room to accommodate furniture for any usage Double glazed window. TV point. Power sockets. Emergency Response Pull Cord and storage area

Bath Room

Fully tiled and fitted with suite comprising of bath with shower fitting above and grab handrails, clear glass shower screen. 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.

Annual Service Charge £4,945.44 for financial year ending 31/03/2027.

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: £495 per annum
Ground rent review: 01/06/2028
Lease: 125 years from 01/06/2013

Moving Made Easy & Additional Information

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 check our web page additional services or speak with our Property Consultant.

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













