



APARTMENT 16 DANE COURT MILL GREEN, CONGLETON,
CW12 1FS

OFFERS IN THE REGION OF £125,000



STEPHENSON BROWNE

****CHAIN FREE OVER 60'S RETIREMENT LIVING****

This well presented one bedroom apartment situated on the first floor within Dane Court has been built by the reputable builders McCarthy Stone purposely for luxury independent retirement living. There is an on site house manager during working hours who oversees the running of the development and to help out if needed. A communal lounge is situated on the ground floor overlooking the landscaped gardens and the River Dane, there is also a kitchen for residents and guests to use. Social events, parties and outings are organised by the residents and listed on the bulletin board by the front entrance, there is also a safe storage space for mobility scooters/wheelchairs aswell as a door camera entry for extra security and 24 hour emergency call systems should you require any assistance, communal lift access is also available.

The Service charge covers the cost of all external maintenance, gardening, landscaping, window cleaning, buildings insurance, water rates, security and energy costs of laundry room, the homeowners' lounge and other communal areas.

The apartment is beautifully presented throughout and internally benefits entrance hall with storage cupboard, stylish fitted kitchen, living/dining room with Juliet balcony overlooking the front gardens, modern shower room and great size double bedroom with built in wardrobe.

Being a stones throw away from Congleton Town Centre you are just a short walk from many local amenities/facilities, travel links and the impressive Congleton park.



Entrance Hall

The apartment is located on the first floor, there is lift and stair access available. You are welcomed into the entrance hall which provides access into all accommodation comprising storage cupboard, Intercom system and emergency response system.

Kitchen

8'2" x 5'10"
Modern fitted kitchen comprising wall and base units with work surface over, built in fridge, freezer, eye level oven and induction hob with extractor fan over, tiled splash backs, tiled flooring, stainless steel sink with drainer and UPVC double glazed window to the side elevation. High quality wooden door with glass panels leading to the living/dining room.

Living/Dining Room

16'0" x 10'9"
Spacious living/dining room with UPVC double glazed French doors leading onto the Juliette balcony overlooking the front gardens and additional UPVC double glazed window to the side elevation, feature fireplace with electric fire, marble effect hearth and surround and wooden mantle and electric wall mounted heater. High quality wooden door with glass panels leading into the entrance hall.

Bedroom

14'9" x 9'10"
Great size double bedroom, built in wardrobe with mirrored sliding doors, electric wall mounted heater and UPVC double glazed window to the front elevation.

Bathroom

Stylish three piece suite comprising double shower including chrome grab rail for convenience and removable shower head, vanity hand wash basin with chrome mixer tap and wall mounted mirror above and low level WC. The Shower room is fully tiled throughout with ceiling spotlights, emergency grab toggle and electric chrome towel heater.

Tenure

We understand from the vendor that the property is leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

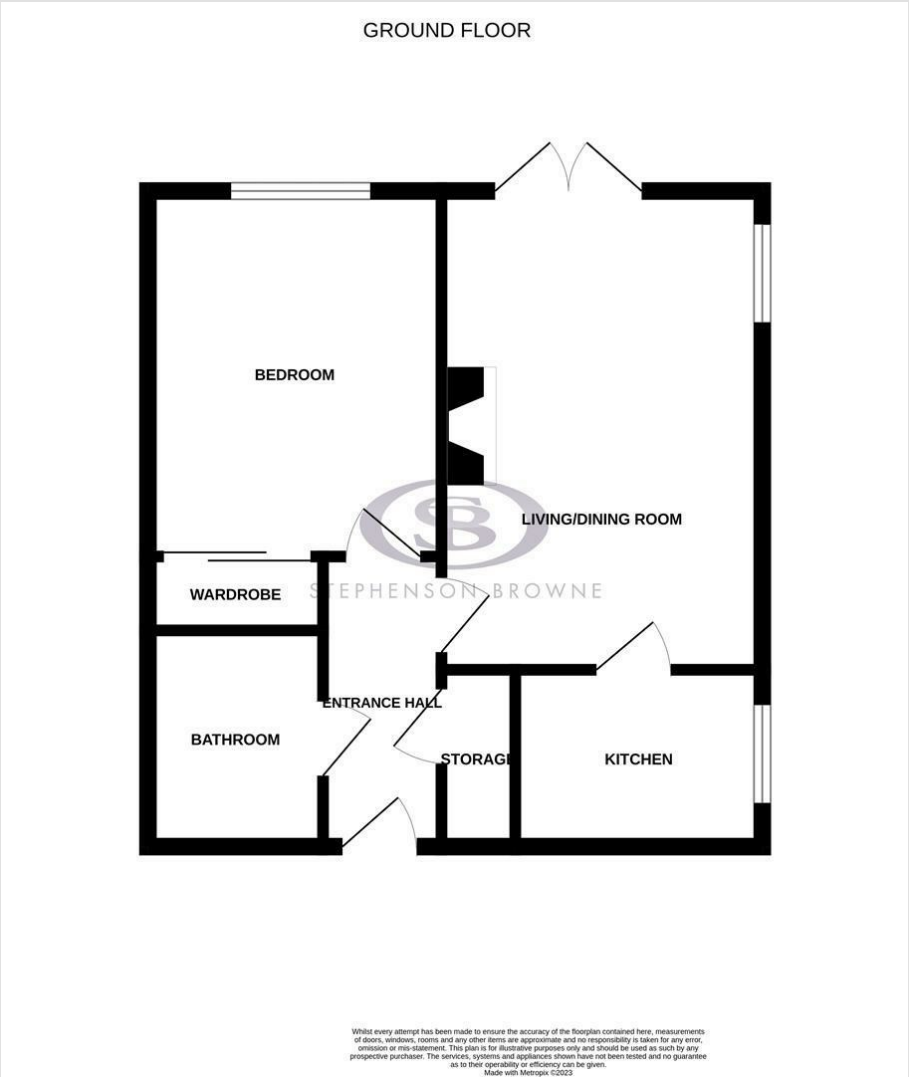
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Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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