



APARTMENT 7 DANE COURT, MILL GREEN, CONGLETON, CHESHIRE,
CW12 1FS
£135,000



STEPHENSON BROWNE

CHAIN FREE OVER 60'S RETIREMENT LIVING

This well present one bedroom apartment situated on the first floor (lift access available) 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 internally benefits a spacious entrance hall with storage cupboard, stylish fitted kitchen which opens into the lounge/dining room with Juliet balcony, modern shower room and great size double bedroom with walk 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 Hallway

9'1" x 5'4" (2.79 x 1.65)

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 carpet flooring, single ceiling spotlight, Intercom system and emergency response system.

Storage Cupboard

Walk in storage/airing cupboard, houses the hot water system.





Kitchen

6'10" x 8'10" (2.1 x 2.7)

U shape fitted kitchen comprising wooden wall and base units with work surface over, fitted Hotpoint eye level oven, Hotpoint fridge freezer, Hotpoint electric hob with extractor over, tiled splash back, stainless steel sink with single drainer and mixer tap, tiled flooring, single ceiling light fitting, power points and space available for dishwasher or washing machine although there is a separate laundry room available for residents to use.

Lounge/Dining Room

15'8" x 19'0" max (4.8 x 5.8 max)

Spacious lounge/dining room with UPVC double glazed French doors leading onto the Juliette balcony and additional UPVC double glazed window, carpet flooring, two single ceiling light fittings, two electric wall mounted heaters, convection feature fireplace, TV and telephone point, ample power points throughout and direct open plan access into the kitchen area.

Bedroom

12'9" x 13'9" max (3.9 x 4.2 max)

Great size double bedroom with walk in wardrobe providing lots of storage space, carpet flooring, ample power points, single ceiling light fitting, TV Point, electric wall mounted heater and UPVC double glazed window.

Shower Room

6'10" x 6'10" (2.09 x 2.1)

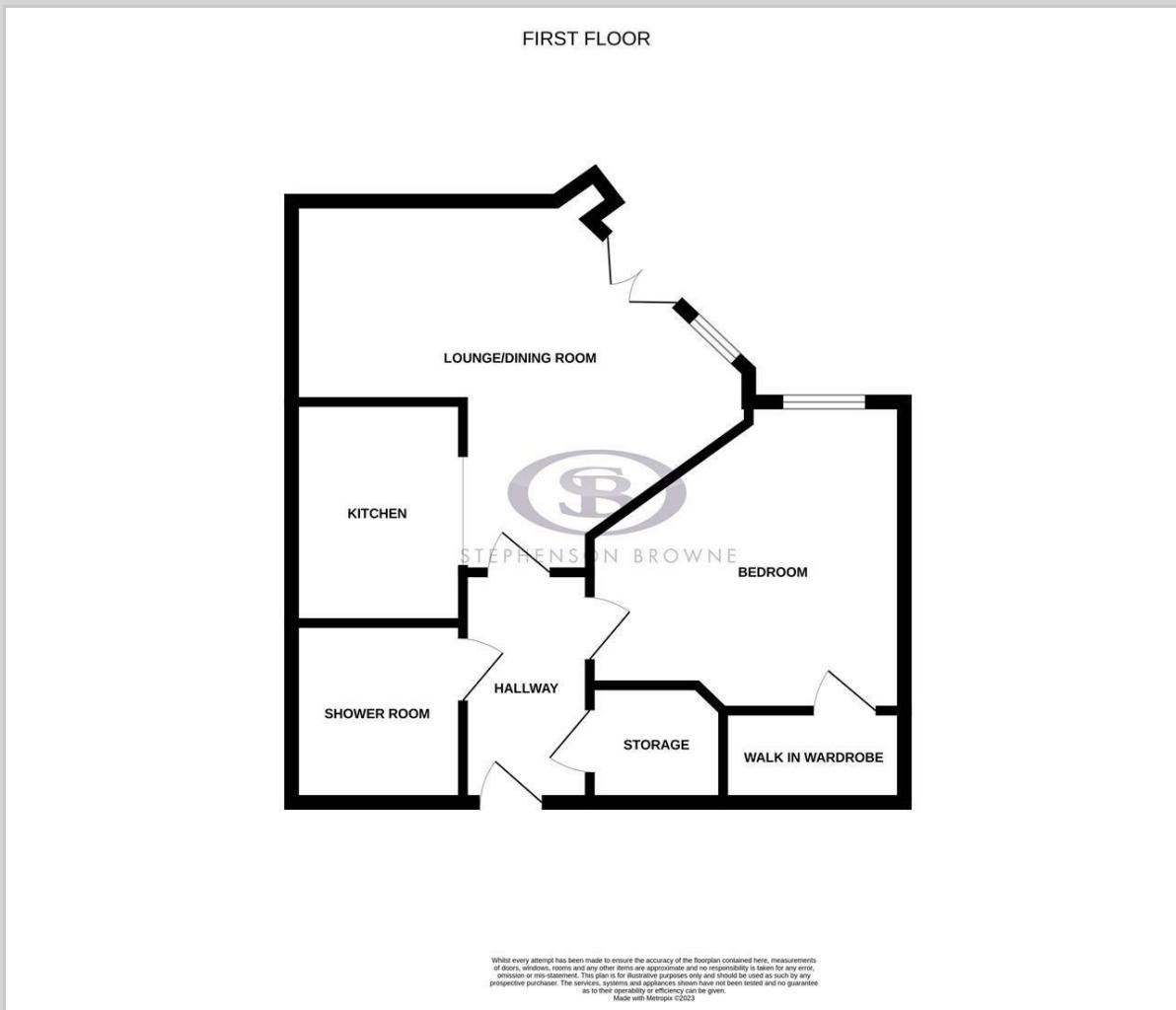
Stylish three piece suite with wet room style mixer shower including chrome grab rail for convenience and removable shower head, hand wash basin with chrome mixer tap, storage cupboard underneath and wall mounted mirror above, low level WC with white grab rail fitted to the side for convenience. The Shower room is fully tiled throughout with ceiling spotlights, emergency grab toggle, Dimplex ventilation system and electric chrome towel heater.

AML Disclosure

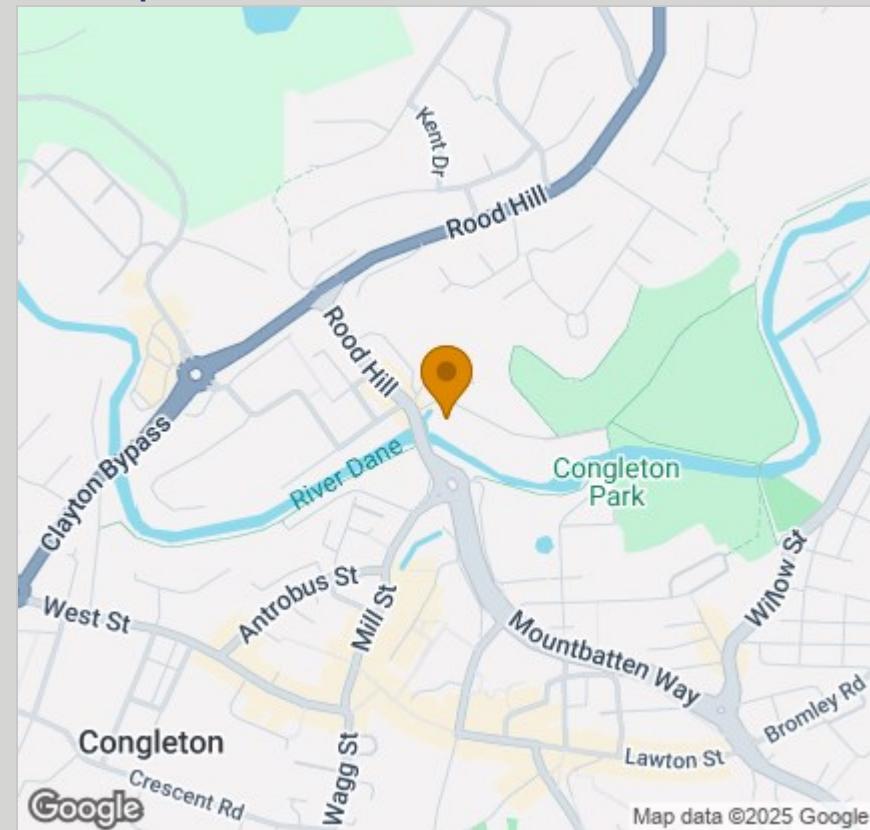
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Floor Plan



Area Map



Energy Efficiency Certificate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			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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