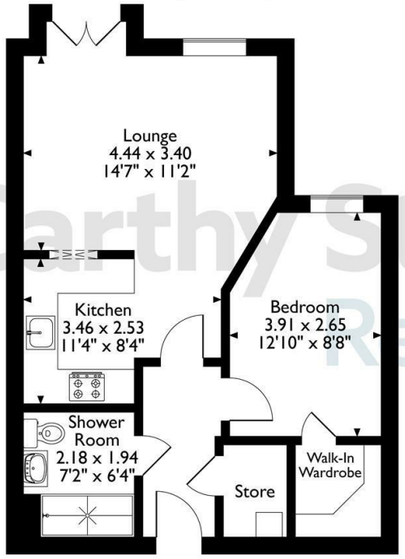
McCarthy Stone
Resales

Dane Court, Apartment 43, 21, Mill Green, Congleton
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
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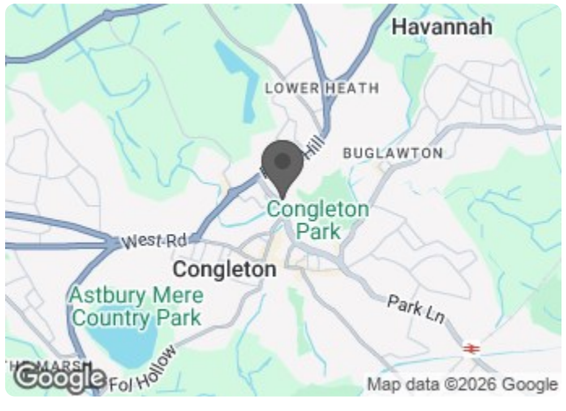
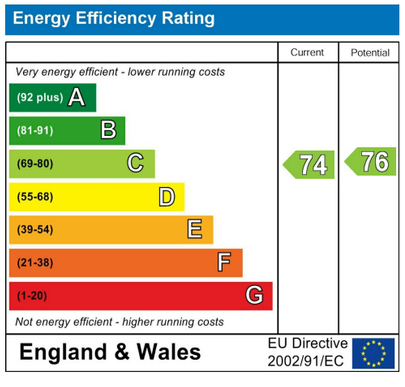
Council Tax Band: B





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

43 Dane Court

21 Mill Green, Congleton, CW12 1FS

Asking price £140,000 Leasehold

A beautifully presented one bedroom WEST FACING apartment located on the fourth floor.
Dane Court is a retirement living development offering excellent COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Dane Court, 21 Mill Green, Congleton

1 Bed | £140,000

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 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 open plan lounge and kitchen, bedroom and shower room.

Lounge

Spacious west-facing lounge featuring a bay window with French doors opening onto a Juliet balcony, plus an additional window that floods the room with natural light. The room offers ample space for dining and includes a feature electric fireplace with surround. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised electric power sockets. Leading onto the open plan 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. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom

Double west facing bedroom with the benefit of a door leading to a walk-in wardrobe housing rails and shelving. TV and telephone point, ceiling light and raised electric power sockets.

Shower Room

Fully tiled and fitted with suite comprising of level access shower with glass screen and support rail, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge (breakdown)

• Visiting House Manager
• 24 hour emergency call system
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 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, 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

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 WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage