PRICE REDUCTION

McCarthy & Stone
RESALES

36 Dane Court 21 Mill Green, Congleton, CW12 1FS
Asking price £100,000 FREEHOLD

For further details
please call 0345 5564104

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A ONE BEDROOM THIRD FLOOR APARTMENT BENEFITING FROM JULIETTE BALCONY WITH VIEWS OVER FRONT COMMUNAL GARDEN SITUATED WITHIN A DESIRABLE RETIREMENT LIVING DEVELOPMENT

Summary

Dane Court was built by McCarthy & Stone purpose built 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, 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.

Entrance Hall

Front door with spy hole leads to the entrance hall – the 24 hour Tunstall emergency response pull cord system, including security door entry and intercom is in the hall along with smoke detector and illuminated light switches. In the hallway there is a door to a walk in storage cupboard/airing cupboard and doors that lead to the bedroom, bathroom and living room.

Living Room

There is a spacious carpeted lounge benefiting from a Juliet balcony overlooking the communal gardens, TV and telephone points, Sky/Sky+ connection point, ceiling light fitting and raised electric power sockets with a glazed door that leads to the separate kitchen.

Kitchen

The kitchen is tiled and fitted 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. The oven is fitted at waist level and there is a ceramic hob, cooker hood and under counter integral fried and freezer.

Bedroom

Double bedroom has a built in mirrored wardrobe with rail and shelving, ceiling light TV and phone point.

Shower Room

Fully tiled and fitted with a suite comprising of bath with shower over, low level WC, vanity unit with wash basin with mirror above shaver point, heated towel rail and heater.

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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or House Manager.

Parking Permit Scheme - subject to availability

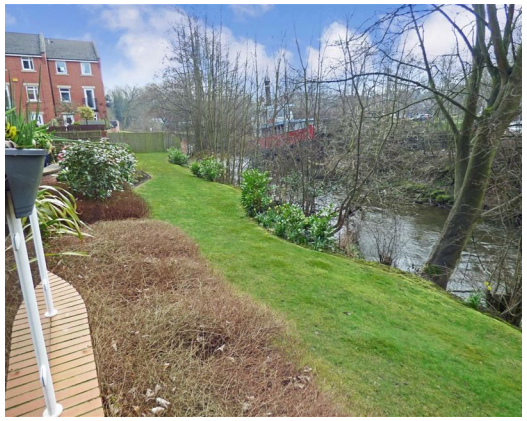
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

125 years from 2013

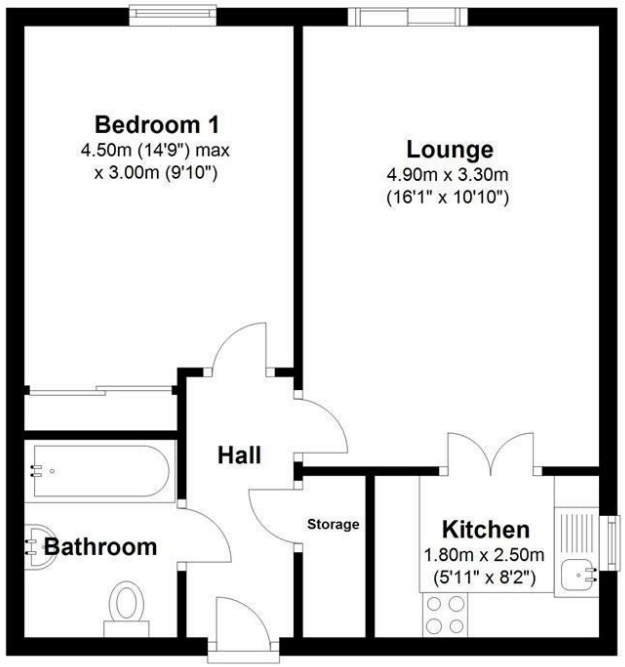
Ground Rent

£425 pa



Ground Floor

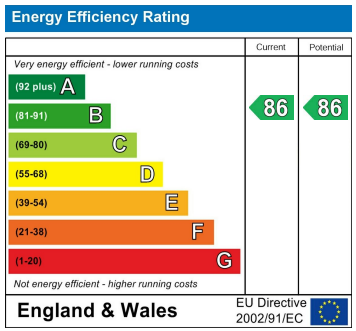
Approx. 43.5 sq. metres (468.0 sq. feet)

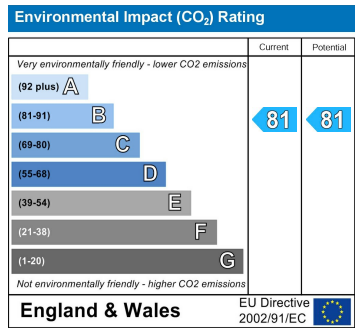


Total area: approx. 43.5 sq. metres (468.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Please contact us if you require a larger print version





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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