Dane Court, Congleton, CW12 1FS.

£239,950

Whittaker & Biggs Est. 1930

Dane Court,

Congleton, CW12 1FS.

We are delighted to present to the market this immaculately presented two bedroomed first floor retirement apartment, built by reputable builders McCarthy Stone, renowned for their luxury living, this purpose-built apartment block represents a secure and independent living for the over 60's. Purposely and conveniently placed for local amenities of Congleton, as well as being set by the river Dane, with attractive views available from the communal patio gardens.

The apartment itself is well presented including a modern fitted kitchen with integrated appliances.

The master bedroom is equipped with a fantastic sized walk-in wardrobe.

The open plan lounge diner has a feature fireplace and Juliet balcony with riverside views which extends across to the second bedroom.

There is also a luxurious shower room complete with walk-in shower and a separate WC.

The entrance hall is spacious and has a super-sized walk-in storage cupboard.

The communal areas are extremely well maintained and cleaned as part of the service charge agreement.

For those seeking secure, luxurious living within a development of like-minded people, this is the ideal living environment.

Entrance Hall
Timber Fireproof front entrance door, modern wall mounted electric economy 10 heater.

Lounge 17' 1'' x 12' 7'' (5.20m x 3.83m)
Having feature fireplace with electric fire, wall mounted electric Dimplex heater. Upvc double glazed window to rear aspect. UPVC double glazed French doors giving access to the private balcony.

Balcony
Walk out double width modern balcony brick built & partially glazed, providing a seating area plus space for a patio table perfect for alfresco dining.

Kitchen 12' 0'' x 5' 7'' (3.66m x 1.69m)
Having a range of wall mounted cupboard & base units with fitted work surface. A chimney style stainless steel extractor oven fan. Plumbing for washing machine plumbing for compact dishwasher, space for fridge freezer. Hotpoint electric combination oven and grill. Ceramic Sink with chrome mixer taps over. UPVC double glazed window to side aspect, part tiled walls.

Bedroom One 15' 2'' x 9' 5'' (4.63m x 2.87m)
Having UPVC double glazed window to rear aspect, Wall mounted electric dim Plex heater.

Walk in Wardrobe
Having fitted shelving and hanging rails.

Bedroom Two 13' 2'' x 8' 0'' (4.02m x 2.43m)
Having UPVC double glazed window to rear aspect overlooking the private balcony. Dimplex Wall mounted electric heater.

Shower Room 7' 1'' x 6' 9'' (2.17m x 2.07m)
Luxurious shower room having a walk-in shower cubicle with glazed shower screen and chrome Thermostatically controlled shower. Low-level WC, wash hand basin set in oak style vanity unit with storage below. Fully tiled walls and floor, recessed LED lighting to ceiling, extractor fan, shaver light point.

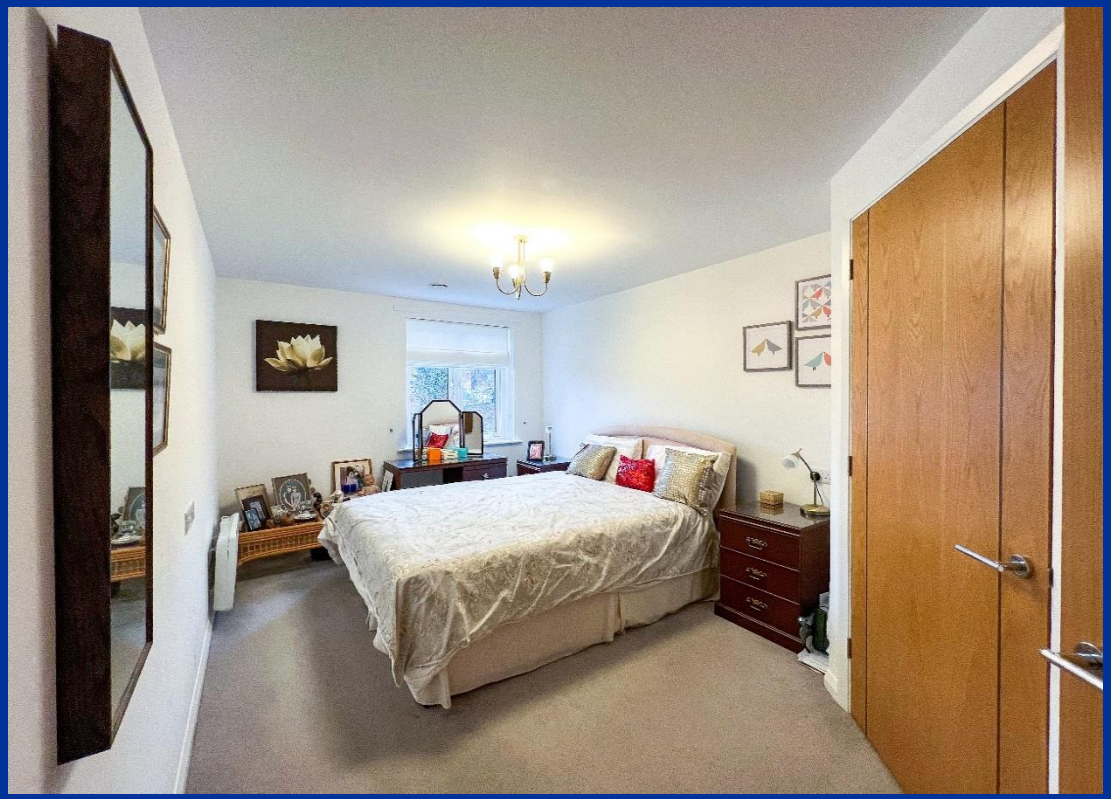
Boiler Room
Walk in room housing Gledhill boiler installed April 2021 with linen storage.

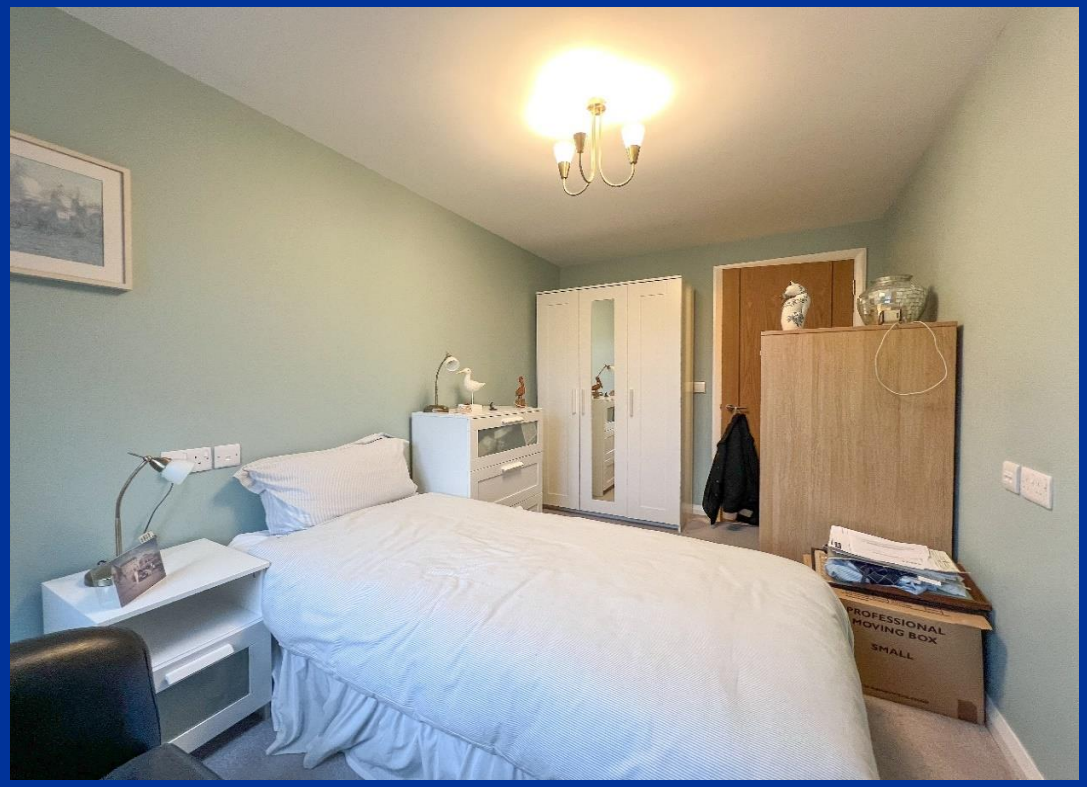
Cloaks Room 4' 2'' x 4' 5'' (1.27m x 1.34m)
Heated towel radiator, WC & pedestal wash hand basin. Tiled floor & half tiled walls. Extractor fan.

Note:
Council Tax Band: C

EPC Rating:

Tenure: believed to be Leasehold

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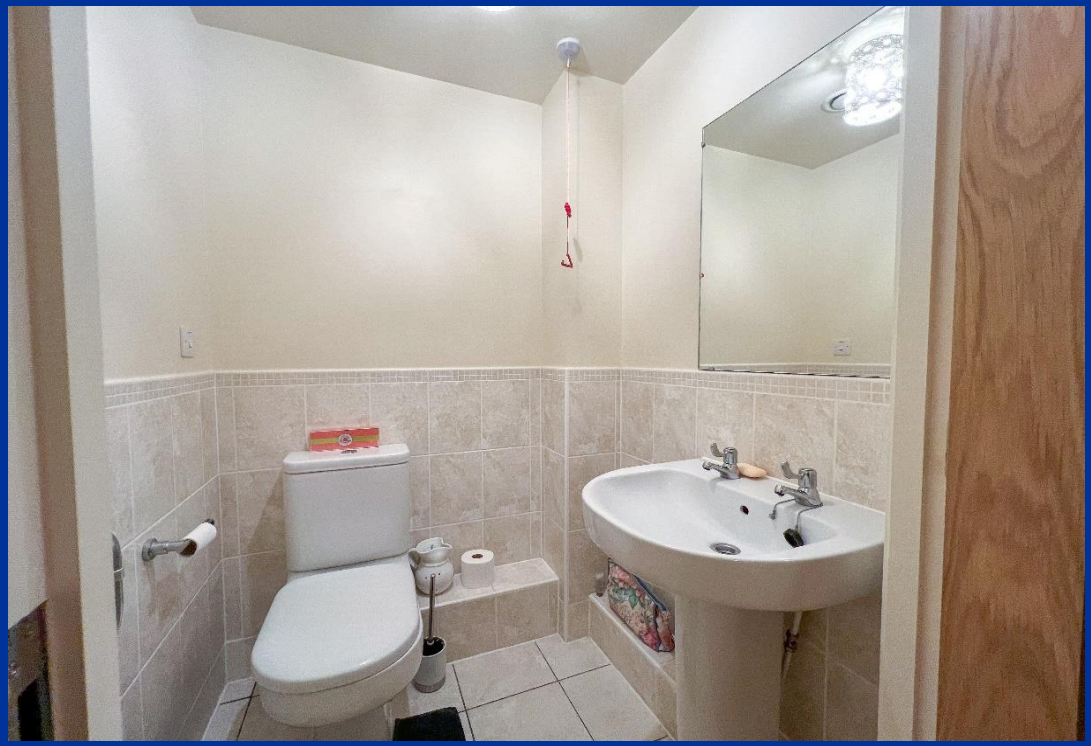

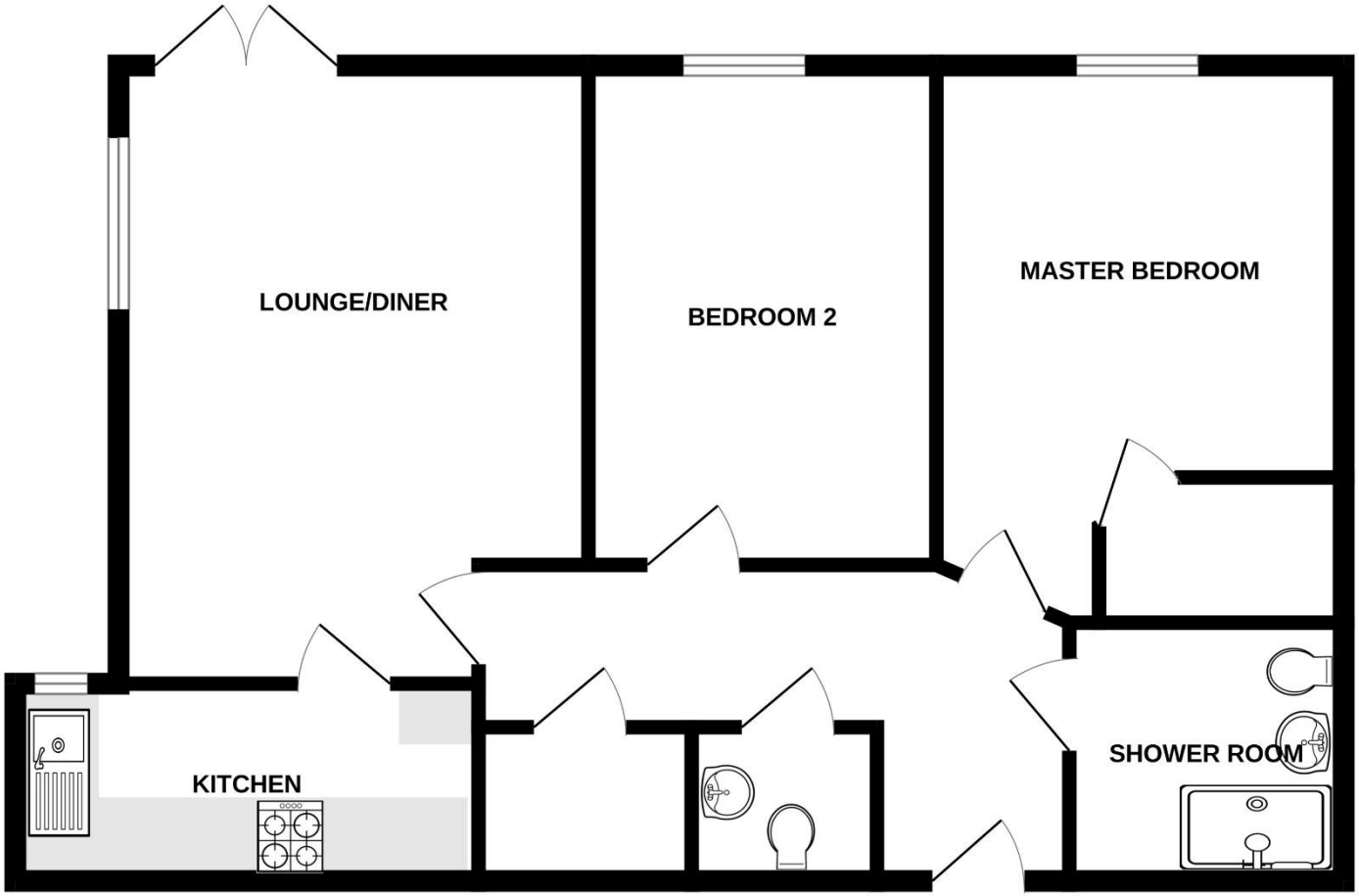

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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