



Dane Court, Mill Green, Congleton, CW12 1FS.  
£145,000

Whittaker Est. 1930  
& Biggs

## Dane Court, Mill Green, Congleton, CW12 1FS.

This luxury top floor apartment is one of the biggest of its type within this prestigious development. Built by reputable builders, McCarthy Stone renowned for their luxury living, this purpose built apartment block represents a secure & independent living for the over 60's. Purposely & conveniently located for local amenities of Congleton, as well as being set by the River Dane, with attractive views available from the communal patio gardens. Congleton Park is also on the doorstep, with easy & direct access.

This lifestyle apartment has communal facilities & benefits which set them far apart from other over 60's apartments, including a communal suite available to hire for family & friends visit (for a nominal fee & subject to availability). This luxury is also extended to homeowners when travelling, with apartments up & down the country, this is a fantastic addition to explore.

Other welcome facilities include a communal laundry & lounge, which is available at your disposal as well as for friends & family. Security is paramount at McCarthy & Stone & these apartments have intercom entry system, manned reception desk, 24 hour direct call maintenance & security line for total piece of mind. There's also a serviced lift giving easy access to the apartments & communal areas.

The apartment itself is beautifully styled & presented including a modern fitted kitchen with luxury integrated appliances including a Miele Cooker & hob. The master bedroom is delightful with a



fantastic sized walk in wardrobe. The open plan lounge diner has a feature fireplace & Juliet balcony allowing views over the development. There's also a luxurious shower room complete with walk in shower. The entrance hall is spacious & has a super sized walk in storage cupboard.

The communal areas are extremely well maintained & 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. We therefore recommend an internal viewing of this fantastic opportunity.

#### **Entrance Hall**

Having a 24 hour emergency response pull cord system, including security door entry, intercom, smoke detector and illuminated light switches. Leading to a walk in storage cupboard/airing cupboard and doors leading through to;

#### **Lounge/Diner**

19' 9" x 17' 10" (6.02m x 5.43m)

Having a uPVC double glazed window and door to a Juliet balcony to the rear elevation, feature electric pebble stone fireplace with surround and a defined dining area leading through to;

#### **Kitchen**

8' 11" x 7' 9" (2.71m x 2.35m)

Having a range of wood effect wall and base mounted units with worksurfaces over incorporation a stainless steel sink and drainer unit with chrome mixer tap over, ceramic hob with an integral oven, fridge and freezer, space and plumbing for washing machine and dishwasher, part tiled walls and tiled floors.

#### **Bedroom**

14' 4" x 13' 2" (4.37m x 4.01m)

Having a uPVC double glazed window, walk in wardrobe and a Dimplex storage heater.

#### **Shower Room**

6' 10" x 7' 2" (2.09m x 2.19m)

Fitted with a white suite comprising low level WC, vanity wash hand basin with mirror over and a walk in double width shower with glass screen and hand rail. Fully tiled walls and flooring, inset spotlighting and a Dimplex storage heater.

#### **Communal Areas**

To the ground floor there is a communal lounge and laundry room. There is also a guest suite available for use by family and friends subject to availability and a nominal fee.

#### **Externally**

Externally there is a communal patio seating area with attractive views.

There is a parking permit scheme subject to availability and an annual fee of approximately £250 which can be arranged vis the on site House Manager.

#### **Service Charge**

There is a service charge which includes a range of services including water rates, 24-hour emergency call out system, upkeep of gardens and grounds, building insurance, cleaning of communal windows, repairs and maintenance to interior and external communal areas and heating and lighting of communal areas.

#### **Notes:**

**Council Tax Band: B**

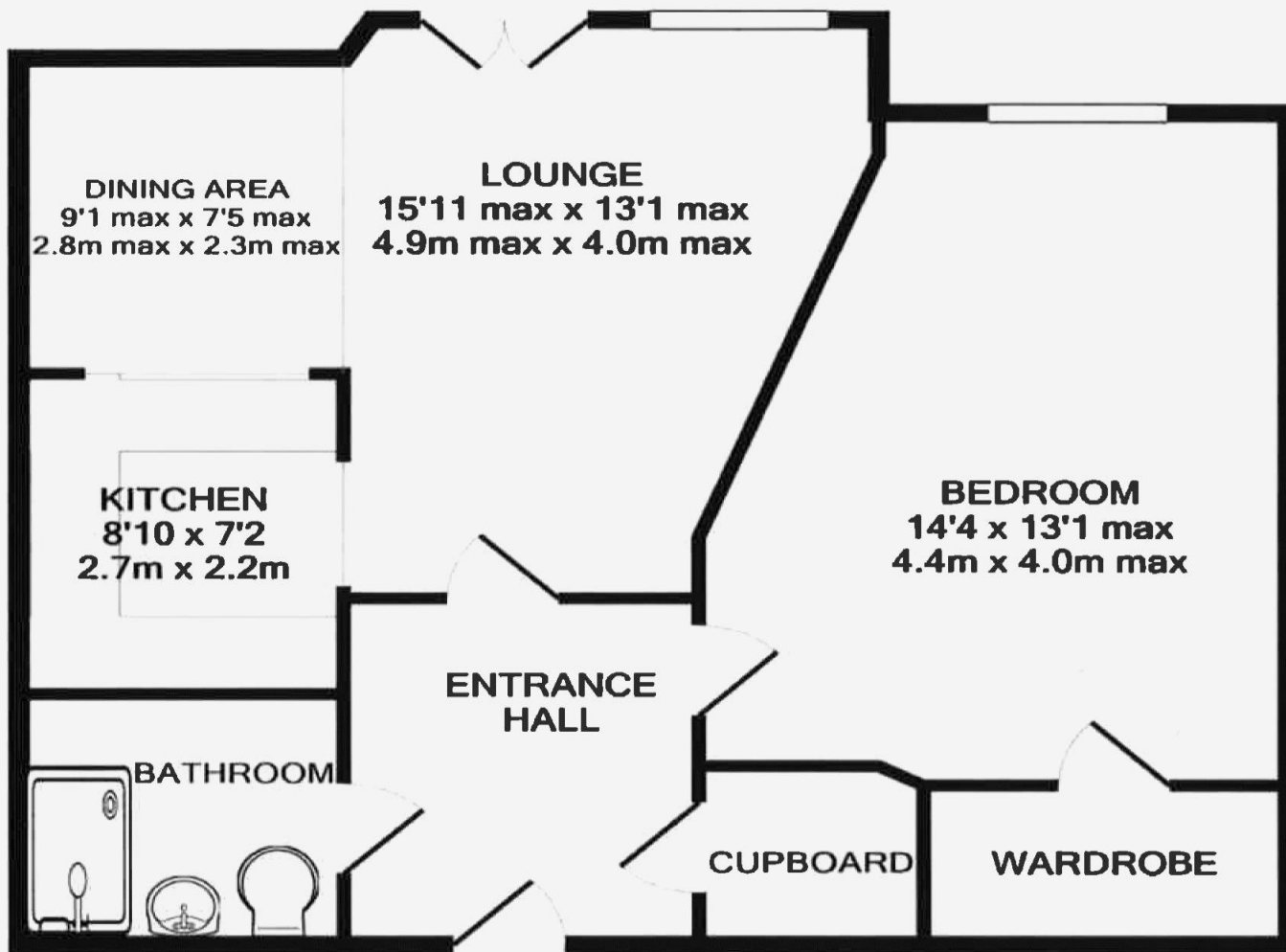
**EPC Rating: B**

**Tenure:** believed to be leasehold (125 years from 2013)









Whilst every attempt has been made to ensure the accuracy of the floor plan 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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