



19 Dane Court, Mill Green, Congleton, CW12 1FS.
£120,000

Est. 1930
**Whittaker
& Biggs**

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

This luxury second floor apartment is set within this prestigious development built by reputable builders, McCarthy & Stone who are renowned for their luxury living. This purpose-built apartment block represents 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 (subject to availability & a nominal fee &).

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 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 & 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 likeminded people, this is the ideal living environment. We therefore recommend an internal viewing of this fantastic opportunity

Entrance Hallway

Front door with spy hole, 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 20' 0" x 11' 2" (6.10m x 3.40m)

Having a feature fireplace with inset pebble effect electric fire, well-proportioned living area with uPVC double glazed window to the rear elevation onto a Juliet balcony and a defined dining area with access to; -

Kitchen 7' 7" x 7' 3" (2.30m x 2.20m)

Fitted with a range of modern wall and base units with a complimentary worktop over, stainless steel sink with drainer and chrome mixer tap, integrated single oven with stainless steel cooker hood over, ceramic electric hob, and integrated fridge-freezer, tiled floors and partially tiled walls and a uPVC double glazed window to the rear elevation.

Bedroom One 13' 1" x 8' 10" (4.00m x 2.70m)

Having a spacious walk-in wardrobe and uPVC double glazed window to the rear elevation.

Shower Room 6' 11" x 6' 7" (2.10m x 2.00m)

Fitted with a modern white suite comprising of double width shower with chrome attachments, low level WC with push flush system, vanity unit with wash hand basin having a chrome mixer tap and storage underneath, fully tiled walls, and an extractor fan.

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

Service Charge Details

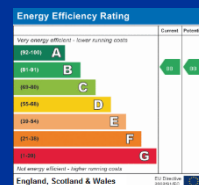
To include - Cleaning of communal windows ,Water rates for communal areas and apartments Electricity, heating, lightening and power to communal areas 24 hour emergency call system, Upkeep of gardens and grounds repairs and maintenance to the interior and exterior communal areas, Contingency fund including internal and external redecoration of communal areas Buildings Insurance.

Notes:

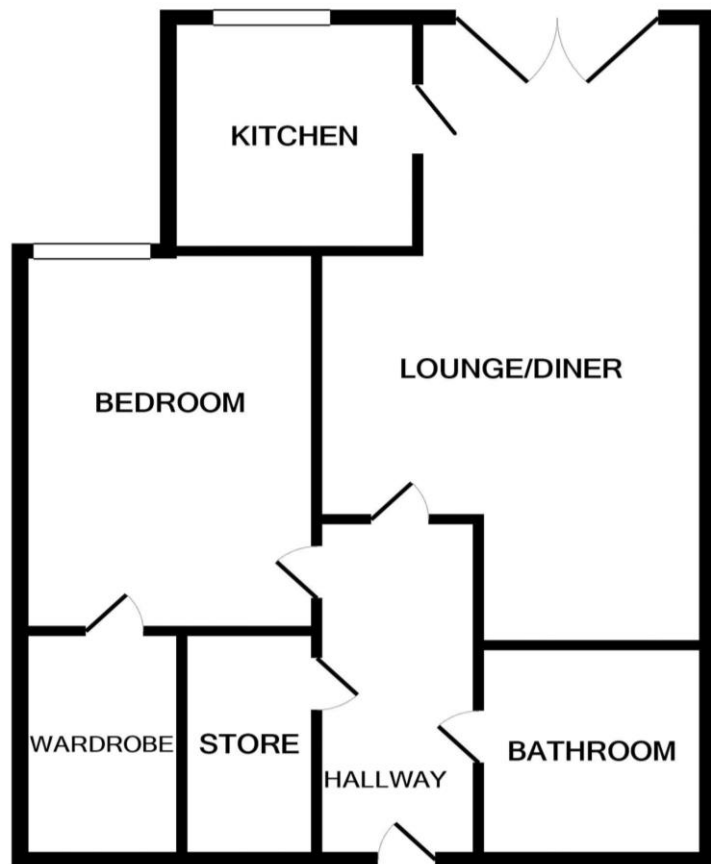
Council Tax Band: B

EPC Rating: B

Tenure: believed to be Leasehold







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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