



14 Dane Court Mill Green, Congleton, CW12 1FS.  
£230,000

Whittaker  
& Biggs Est. 1930



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

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 & 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.

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 & 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 spacious entrance hall, modern fitted kitchen with luxury integrated appliances. The lounge has a feature fireplace & access to a fantastic double width balcony. The master bedroom is delightful with a good-sized walk-in wardrobe. There's also a luxurious shower room complete with walk in shower.





### Entrance Hall

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

### Cloak 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.

### 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 Dimplex 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.

### Notes:

**Council Tax Band:** c

**EPC Rating:** B

**Tenure:** believed to be Leasehold













**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agent they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in fit working order or fit for their purpose. The agent would also like to point out that the majority of the of the photographs used on their brochures are taken with non-standard lenses.

16 High Street  
Congleton  
CW12 1BD  
Cheshire  
T: 01260 273241  
E: [congleton@whittakerandbiggs.co.uk](mailto:congleton@whittakerandbiggs.co.uk)

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Whittaker & Biggs Est. 1930