

Artist Impression



Dane Court

Retirement apartments in the heart of Congleton



 **Retirement
LIVING**
from McCarthy & Stone

Put yourself in the picture

As the UK's number one retirement builder, we're delighted to offer you a beautiful new apartment you'll be proud to call home. Dane Court is a contemporary development of 30 one and 14 two bedroom Retirement Living apartments for the over 60s, where you can enjoy those little 'luxuries' like a walk in wardrobe, as well as the clever room design that makes the most of the natural light.

Your new apartment brings you so much more than just a stunning new home. We've paid attention to the things that matter most to you. There's a House Manager, a lounge and the development maintenance, such as gardening and window cleaning, covered in the service charge. It really is life made easier.



*"I looked around at a few
McCarthy & Stone properties
and the thing that impressed
me the most was that everyone
I seemed to meet was really
happy with their decision to
buy with McCarthy & Stone."*

John Henley, Homeowner - Pitlochry





Designed for you

With a track record that's second to none in the retirement building industry for customer satisfaction, we create developments that we can be proud of. With an elegant façade, Dane Court has been created to blend in with the local architecture of Congleton.

The quality of your new home extends to the energy efficiency, with features like double glazing and insulation which gives you some respite from rising energy bills.

Sometimes it's the little extras that make all the difference. Like having ensuite guest accommodation available at a modest charge[^], with TV and tea and coffee making facilities, for your friends and family to stay in. Your well behaved pet is welcome to join you in your apartment too. Ask your sales consultant for more details.

The development also features a fully equipped laundry, a mobility scooter store and charging room and private car parking on site*. The lounge is great for impromptu 'get togethers' and celebrations with your new neighbours.



[^]Typically £25 per night. *Subject to availability.





Make it your own

Our spacious design gives you lots of 'living room', so it's easy to put your own mark on it – whether you are bringing your favourite furniture with you or taking the opportunity to make some changes and buy some new things. We're here to help you with every step of your move, including a handyman service[†] when you move to help you put up some shelves or hang curtains.

[†]Ts&Cs apply. Free one hour service available within first 30 days of moving into your apartment. Not applicable on resales.

Enjoy peace of mind

Living at a Retirement Living development by McCarthy & Stone gives you more than just a sparkling new home. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system, should you require assistance and 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 by 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 the laundry, lounge and other communal areas.

When you come to make your move, there's no need to worry as we'll be with you every step of the way. We can assist you in selling your existing home and deal with much of the paperwork. You can sit back and let us do some of the hard work for you.



"We like to go away quite often and enjoy spending our free time travelling. Now it's great because we can plan to go away whenever we want, with the peace of mind that our home is safe."

Barbara Smith, Homeowner - Hyde







Walk in wardrobe



Lever taps



Apartment features at Dane Court

General

- Juliet balcony or walk out to selected apartments
- Double glazing
- Walk-in wardrobe or fitted wardrobe to main bedroom
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room

Kitchen

- Open plan kitchens to selected apartments
- Fitted kitchen with full height integrated fridge, freezer, or under unit integrated fridge and separate freezer
- Cooker hood
- Stainless steel sink with mono block lever taps
- Under pelmet lighting

Bathroom

- Fitted and part tiled bathroom with level access shower
- En-suite shower room to selected

apartments

- Separate WC to selected apartments
- Easy grip mono block lever taps
- Fitted mirror, Electric shaver socket, Heated towel rail
- Extractor fan

Heating and finishes

- Dimplex duo and panel heaters with individual controls
- Walls painted in neutral colour emulsion
- Oak veneered doors with chrome door furniture
- Illuminated light switches for bathrooms, walk in wardrobes and bedrooms

Safety and security

- Camera entry system for use with a standard TV
- 24 hour emergency call system provided via a personal pendant with call point in bathroom
- Intruder alarm
- Mains connected smoke detector



Development features

- Homeowners' Lounge
- House Manager
- Guest suite[^]
- Laundry
- Lift to all floors
- Landscaped gardens
- Mobility scooter Store with charging points[#]
- 24-hour emergency call system in communal areas
- Security entry system
- Fire detection equipment
- Car parking available on site to resident permit holders^{^#}
(Please ask the Sales Consultant for more details).



Guest suite

[^]Extra charge applies [#]Subject to availability



Dane Court



- 1 Bank
- 2 Bus Station & Taxi Rank
- 3 Bus Stop
- 4 Dentist
- 5 Doctors
- 6 Hairdresser
- 7 Leisure Centre
- 8 Library
- 9 Newsagent
- 10 Opticians
- 11 Pharmacy
- 12 Post Office
- 13 Shopping Centre
- 14 Supermarket
- 15 Theatre
- 16 Town Hall

Key

	Shopping
	Amenity



Congleton Park

Life in Congleton

Congleton is a beautiful market town in Cheshire, surrounded by many attractive rural villages whilst also being located between the two major cities of Manchester and Stoke-on-Trent.

Congleton town centre boasts an abundance of shops and facilities from many High Street brands to Fair Trade cafes and a fortnightly Farmers Market. Homeowners of Dane Court can enjoy one of the many productions held at the Dane Theatre, visit the local museum which takes you through Congleton's historic journey or keep active and healthy at the local leisure centre.

There is a strong community in Congleton with its many annual festivals such as the carnival, the Jazz and Blues festival and the Fabulous Food and Drink festival.

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.



Riverside Mill



War Memorial



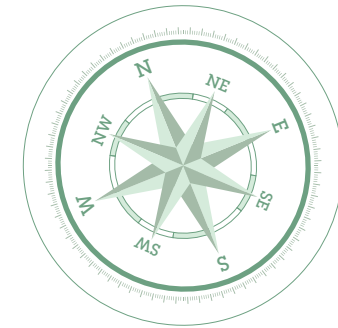
Bridge over the River Dane

Next steps...

To register your interest or to find out the latest on Dane Court call us on 01260 278013.

Development Overview

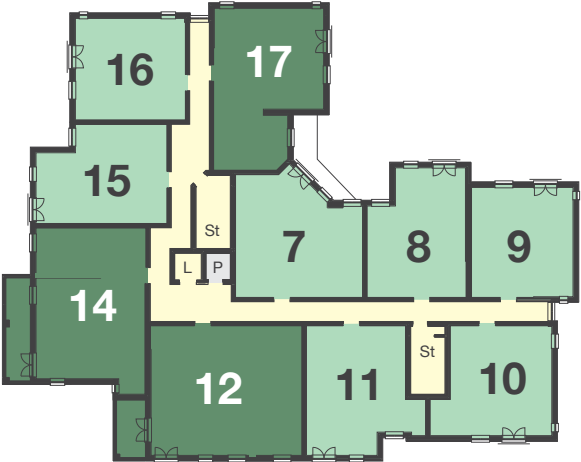
Site & Ground Floor



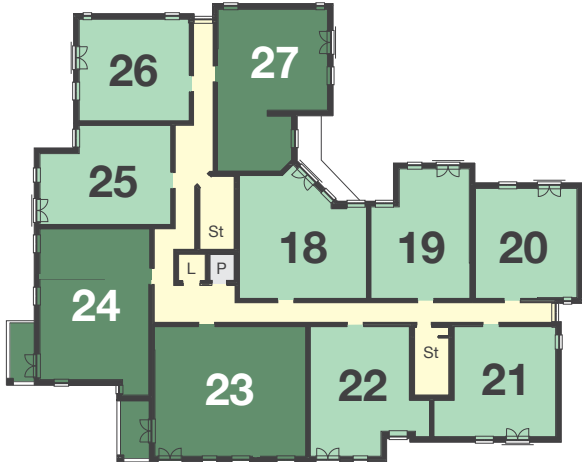
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- K** - Kitchen
- L** - Lift
- MSS** - Mobility Scooter Store
- Of** - Office
- P** - Plant room
- S** - Store
- St** - Stairs
- River bank

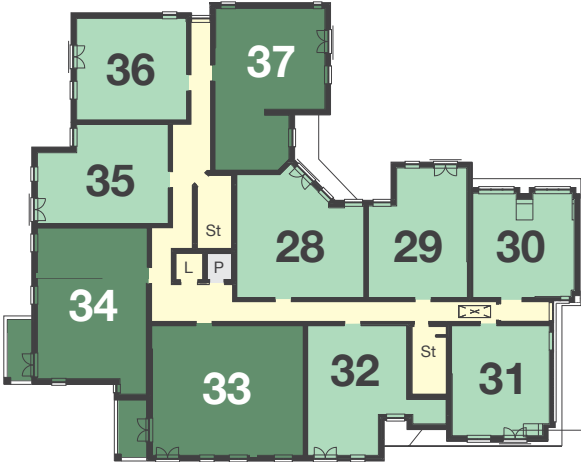
First Floor



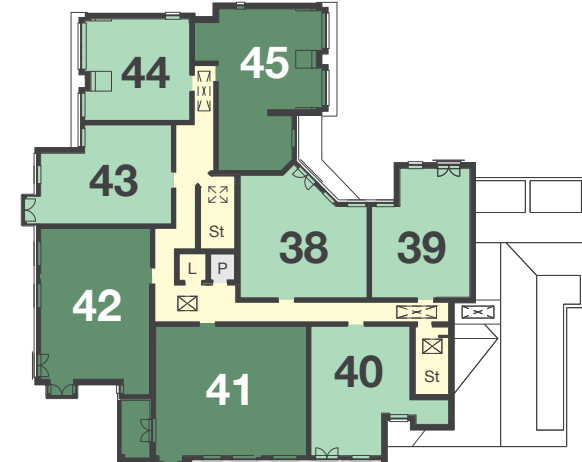
Second Floor



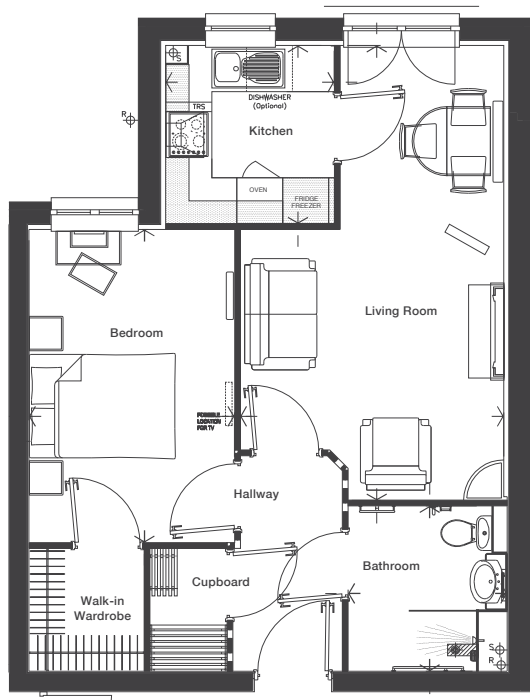
Third Floor



Fourth Floor

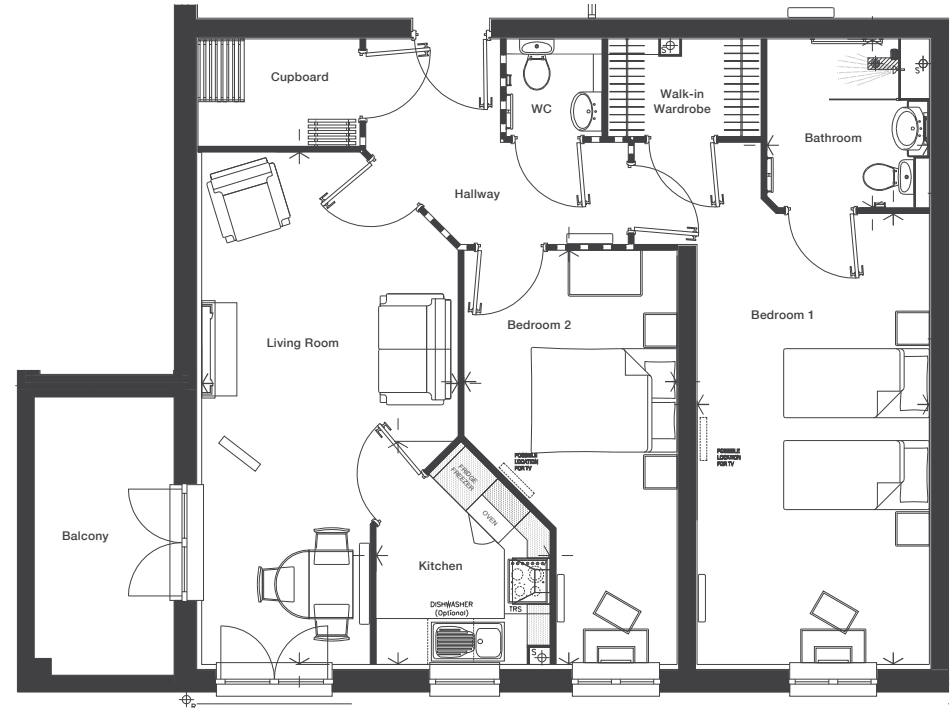


Typical one bedroom apartment



Living Room (Max.)	19'6" x 11'3"	(5935mm x 3440mm)
Kitchen (Max.)	7'8" x 7'3"	(2325mm x 2200mm)
Bedroom (Max.)	13'5" x 8'10"	(4085mm x 2680mm)
Bathroom (Max.)	7'1" x 6'10"	(2155mm x 2075mm)

Typical two bedroom apartment



Living Room (Max.)	21'11" x 11'0"	(6690mm x 3350mm)
Kitchen (Max.)	9'7" x 7'6"	(2913mm x 2275mm)
Bedroom 1 (Max.)	19'4" x 9'11"	(5885mm x 3030mm)
Bedroom 2 (Max.)	17'9" x 9'1"	(5410mm x 2780mm)
Bathroom (Max.)	6'11" x 7'3"	(2120mm x 2200mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

How to find Dane Court

Dane Court, 21 Mill Green, Congleton CW12 1FS

Tel: 01260 278013

From the A34 from the North

Coming into Congleton from the A34 this road takes the name Lower Heath and continues into Congleton, keep along this road until the turning for the A54 Rood Hill, Mill Green is on your left hand side before the road bends and crosses the river Dane. Dane Court is located on your right hand side.

From the A34 from the South

Head into Congleton along the A34 Newcastle Road until you reach the large roundabout the take the 3rd exit onto Holmes Chapel Road/West Road which is still the A34. At the next roundabout take the 2nd exit continuing along the A34 and at the following roundabout continue straight ahead along the A34 until the traffic lights when you need to turn right into Rood Hill (A54) Mill Green is on your left hand side before the road bends and crosses the River Dane. Dane Court is then on your right hand side.

From the A34 from the South

Leave the M6 at junction 17 taking the A534 Congleton road. Continue along as the road and it turns into Sanbach Road, (how far approx till big roundabout). at the large roundabout take the 2nd exit onto Holmes Chapel Road/A34 (then I'll use the same directions from the north from here).



McCarthy & Stone

To find out more, call us on **0800 919 132**
or visit www.mccarthyandstone.co.uk

We're online, why not join us at www.mccarthyandstone.co.uk



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We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AL or email us at: comments@mccarthyandstone.co.uk

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

Computer generated images - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. Details correct at time of print. McCarthy & Stone Retirement Lifestyles Limited, Unit 3 Edward Court, Altrincham Business Park, Altrincham, Cheshire WA14 5GL • Tel: 0161 926 2655

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