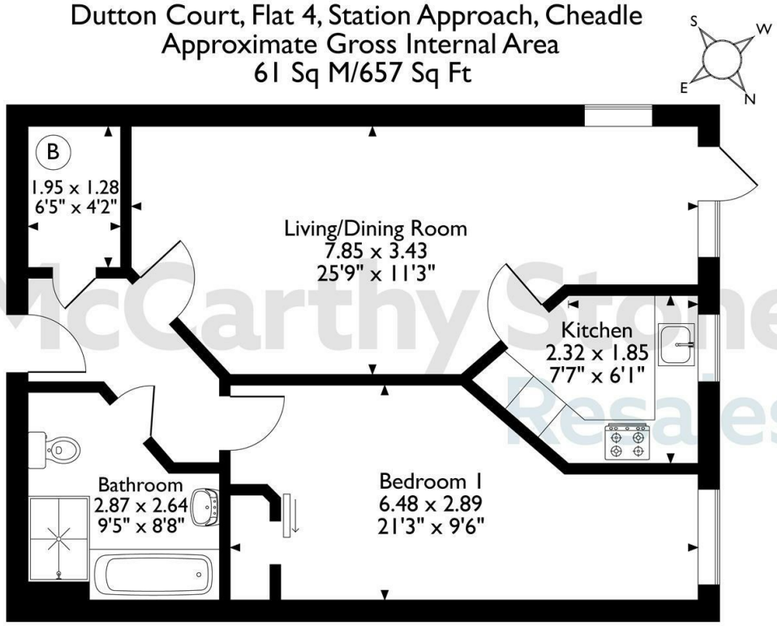
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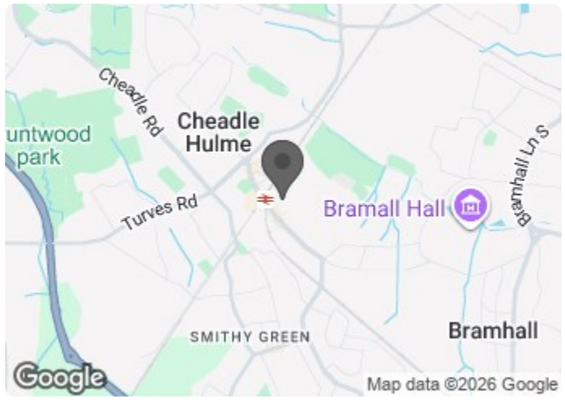
Dutton Court, Flat 4, Station Approach, Cheadle
Approximate Gross Internal Area
61 Sq M/657 Sq Ft

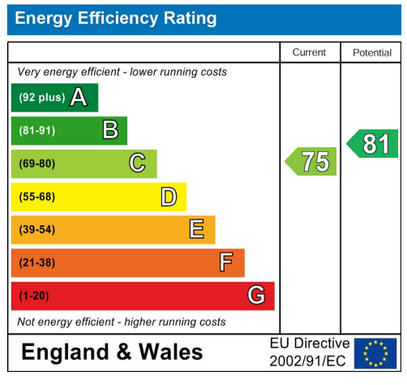


Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C





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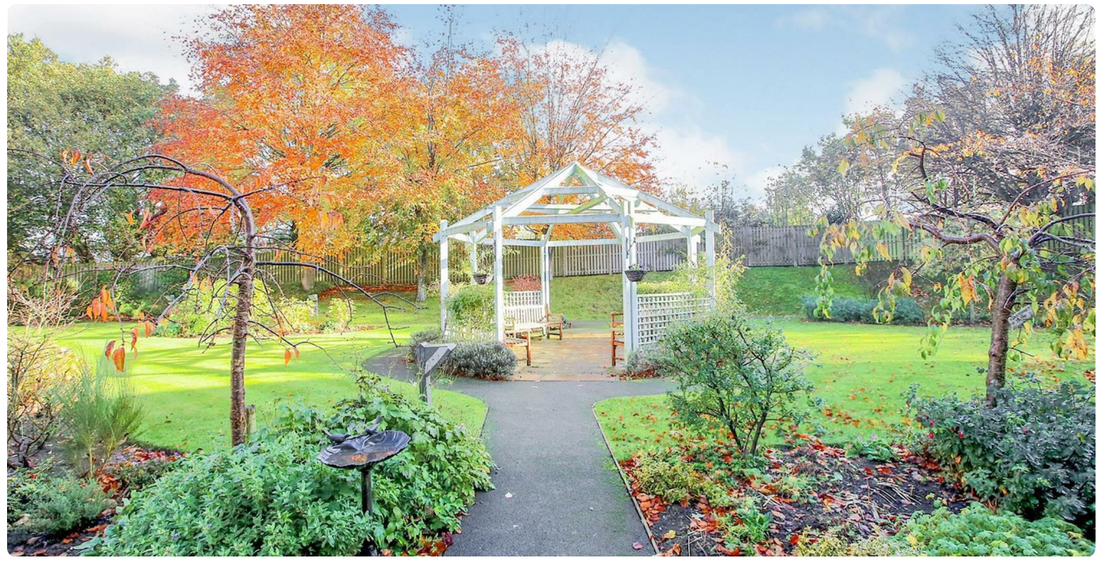
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The Property Ombudsman

McCarthy Stone
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4 Dutton Court

Station Approach, Off Station Road, Cheadle, SK8 5BF







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Dutton Court, Station Approach, Off Station Road, Cheadle Hulme, Cheadle

1 Bed | £170,000

Summary
Dutton Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's.

The development consists of 68 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here.

Dutton Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

Local Area
Dutton Court is located in Cheadle Hulme and ideally situated on Station Approach, off Station Road, close to the heart of the vibrant village centre. There is a good selection of both traditional and modern shopping facilities and you can also enjoy dining out or meeting family and friends in one of the many cafes and restaurants on Station Road.

Getting around couldn't be easier, there are both west and eastbound bus stops close to the development and Cheadle Hulme rail station is also conveniently located at the bottom of Station Approach, providing regular regional services together with connecting routes to the national rail network via Manchester Piccadilly and Stockport stations.

Entrance Hall
Front door with spy hole leads to the large entrance hall. The 24-hour Tunstall emergency response pull cord system is situated in here. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and bathroom.

Lounge
Spacious lounge benefiting from a private patio area. With a fully glazed UPVC doors and side window allowing plenty of natural light into the apartment, with an ample dining area for a small table and chairs, a modern fire surround and Living Flame style electric fire adds a perfect focal point to any room, TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen
Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in waist height oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Electrically operated window overlooking gardens.

Bedroom One
A spacious double bedroom with double mirrored sliding door wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

Shower Room
Fully tiled and fitted with suite comprising of walk-in wet room area with shower above and separate bath, WC, vanity unit with sink and mirror above. Shaving point, heated towel rail and dimplex wall heater.

Service Charge (breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting 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

One hour of domestic support per week is included in the service charge.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

The annual service charge is £9,762.12 for the financial year ending 31st March 2027.

Car Parking (Permit Scheme)
Parking is by allocated space subject to availability, the fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Lease Information
Ground Rent: £435 pa
Lease Length: 125 years from June 2012

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
For more information check our webpage additional services or speak with our Property Consultant.

• Fibre to the cabinet broadband available to order
• Mains water and electricity
• Electric room heating
• Mains drainage













