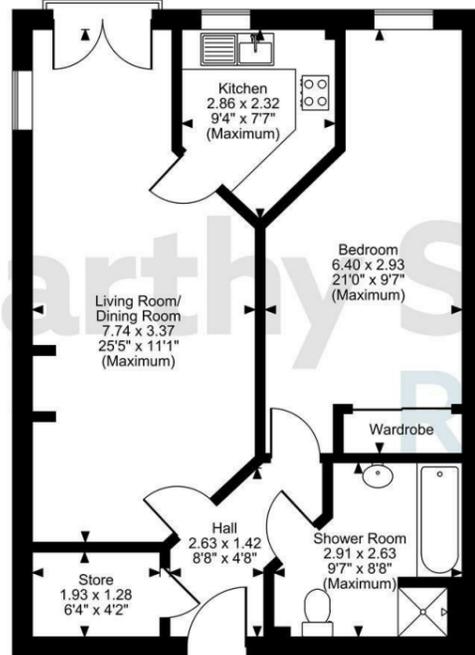


27 Dutton Court, Station Approach, Cheadle Hulme  
Approximate Gross Internal Area  
642 Sq Ft/60 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8636147/NGS

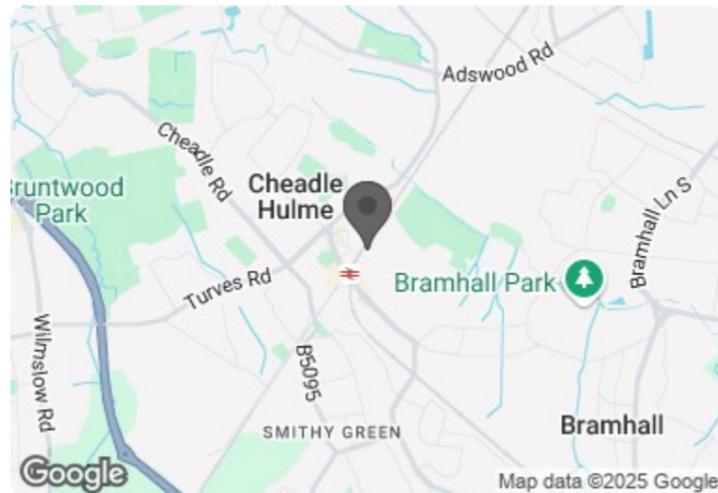
**27 Dutton Court**

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

**PRICE REDUCED**



**Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Asking price £178,000 Leasehold**

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF DUTTON COURT - BOOK NOW!  
A beautifully presented one bedroom, west facing apartment with a Juliet balcony within a popular MCCARTHY STONE retirement living plus development.  
~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# 27 Dutton Court, Station Approach, Off

1 Bed | £178,000

PRICE  
REDUCED

## 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), laundry room and lift to all floors. 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 housing the Gledhill boiler, recently replaced with a higher quality stainless steel design. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedroom and bathroom.

## Lounge

Spacious west facing lounge benefiting from a Juliet balcony overlooking communal gardens. Plenty of room for a dining table and chairs. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, raised electric power sockets. Recently fitted electric heater and electric storage heater. Fireplace surround complete with illuminated electric heater which also acts as an attractive focal point. Partially double glazed doors lead onto a separate kitchen.

## Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap sits below the west facing electrically operated window with blind. Built-in waist height oven, ceramic hob with extractor hood. Fitted integrated fridge, freezer and fitted dishwasher. Central ceiling and under pelmet lighting.

## Bedroom

Double bedroom with a sunny west facing aspect and the benefit of a built in wardrobe with mirror fronted sliding doors. TV and telephone point, two ceiling lights, raised electric power sockets and brand new electric heater recently fitted.

## Shower Room

Fully tiled and fitted with suite comprising of walk-in shower and separate bath with mixer tap and shower head facility, WC, vanity unit with sink and mirror above. Shaving point, heated towel rail and dimplex wall heater.

## Service Charge (breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily

- Cleaning of windows
  - Maintenance of the landscaped gardens and grounds
  - Repairs & maintenance to the interior communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance, water and sewerage rates
- The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £8,860.98 per annum (for financial year ending 31/03/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## 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 per year

Ground Rent review: Jan-27

Lease Length: 125 years from 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 that can assist with service charges or living costs.
- 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 speak with our Property Consultant today.

- Full Fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

