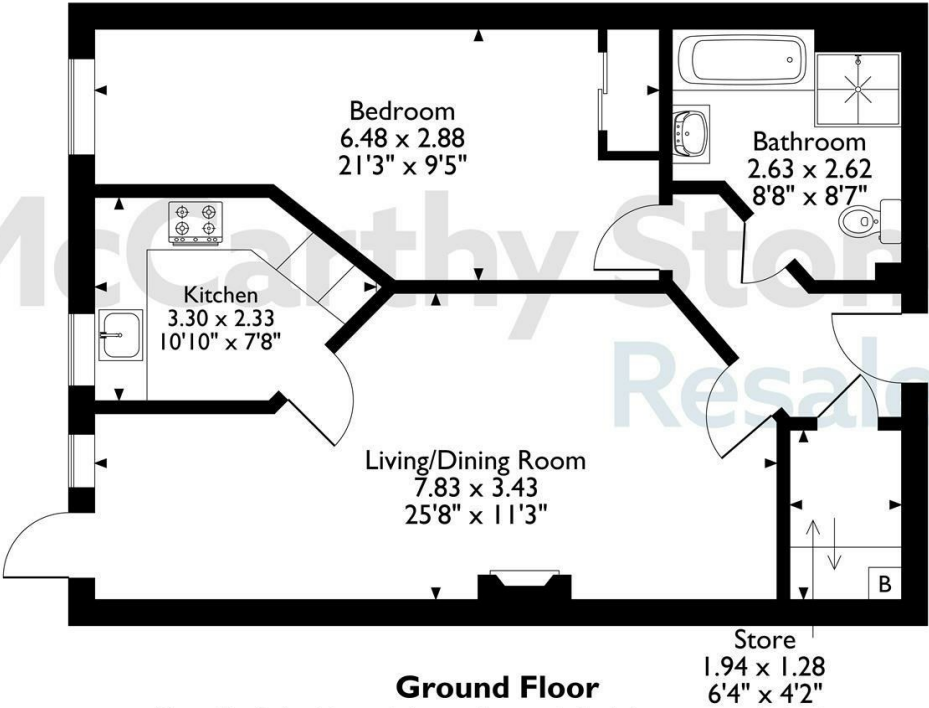


Dutton Court, Flat 3, Station Approach, Cheadle  
Approximate Gross Internal Area  
61 Sq M/657 Sq Ft



Council Tax Band: C



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

### 3 Dutton Court

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



**Asking price £195,000 Leasehold**

A well presented ONE BEDROOM GROUND FLOOR APARTMENT with easy access to a PATIO AREA from your lounge. Age exclusive OVER 70'S retirement living with MCCARTHY STONE. Close to Cheadle centre shops, cafes and transport links.

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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

## 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 a laundry room, 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 patio door leading to private patio as well as an additional side window affording plenty of light. Electric fire in modern fireplace. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads 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.

## Bedroom

Benefiting from a mirrored double wardrobe. Ceiling lights, TV and phone point and electric wall heater.

# 1 bed | £195,000

## Shower Room

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

## Service Charge

- 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, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

Annual Service charge: £9,177.14 for financial year ending 31/03/2026.

## Car Parking Permit Scheme- subject to availability

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.

## Ground Rent

Ground rent: £435 per annum  
Ground rent review: 1st Jan 2027

## Leasehold

125 years from 1st Jan 2012

