

10 Dutton Court

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



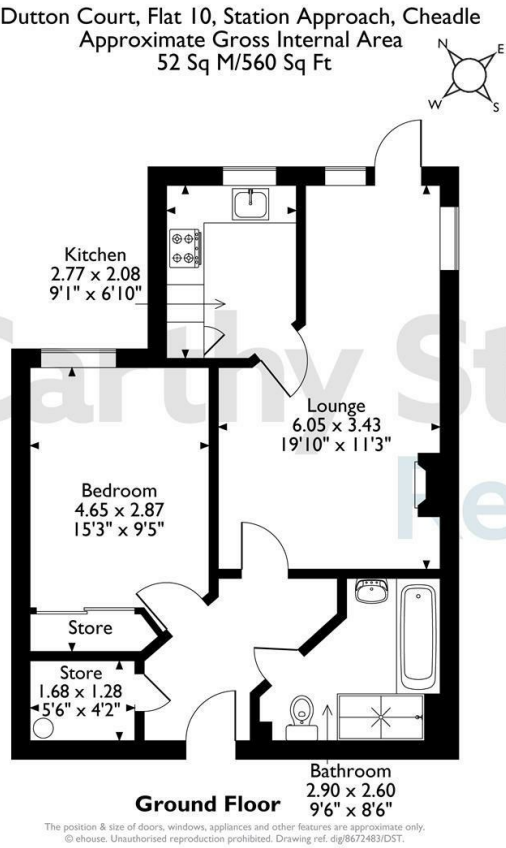
Asking price £195,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF DUTTON COURT - BOOK NOW!

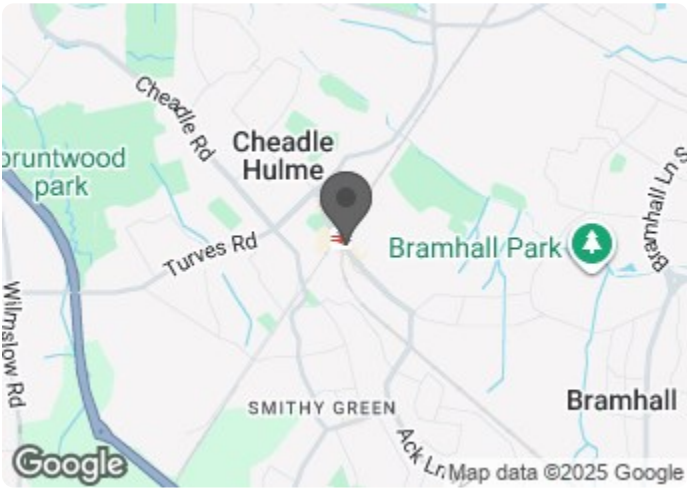
DON'T MISS THIS OPPORTUNITY TO PURCHASE THIS IMMACULATE SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT. Within a popular MCCARTHY STONE RETIREMENT LIVING PLUS DEVELOPMENT for the OVER 70'S close to Cheadle Hulme shops and amenities. ON SITE RESTAURANT WITH TABLE SERVICE. Includes ONE HOUR OF DOMESTIC ASSISTANCE PER WEEK..

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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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	

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

**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. Doors lead to the bedroom, living room and bathroom. From the hallway there is a door to a walk-in storage cupboard/airing cupboard that houses the newly fitted boiler. Illuminated light switches, smoke detector, apartment security door entry system with intercom and he 24-hour

Tunstall emergency response pull cord system . A new carpet has recently been fitted in the hallway

**Lounge**  
Beautiful bright and well presented spacious lounge with space for a small dining table and chairs, fully glazed UPVC door leading to a patio area overlooking the communal gardens. Electric fire with modern fire surround form an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. New carpet recently fitted, 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**  
Double bedroom with a mirrored wardrobe housing rails and shelving. Ceiling light, TV and phone point.

**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 emergency pull-cord.

**Service Charge (breakdown)**

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

Additional services including care and support is available at an extra charge. This can be from as little as 15 minutes per session which can

## 1 Bed | £195,000

be increased or decreased to suit your needs. 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 £9,177.12 for the financial year ending 31st March 2026.

**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**  
Lease: 125 years from 1st Jan 2012  
Ground rent: £435 per annum  
Ground rent review date: 1st Jan 2027  
Managed by: Your Life Management Services

**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

