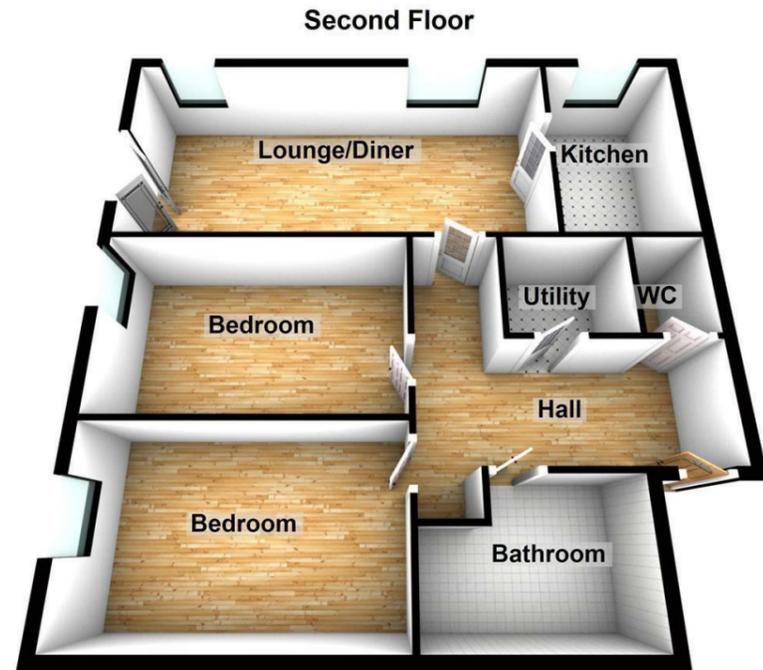


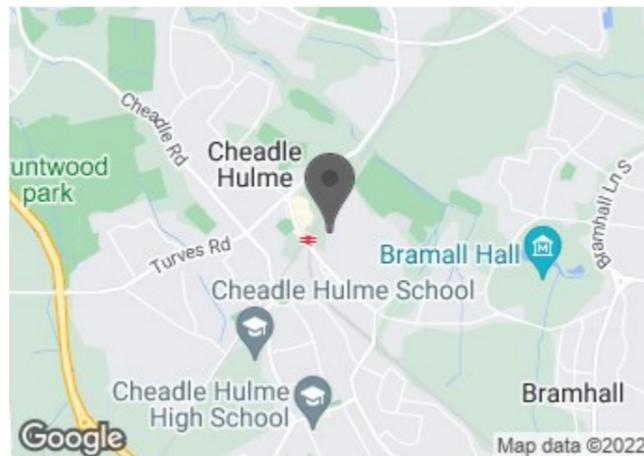
McCARTHY STONE RESALES

45 DUTTON COURT

STATION APPROACH, OFF STATION ROAD,



COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

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A two bedroom corner apartment with southerly aspect JULIET BALCONY enjoying VIEWS from the SECOND FLOOR of a popular McCarthy Stone Retirement Living Plus development in the heart of CHEADLE HULME, so close to shops (inc Waitrose) amenities and transport links. ONE HOUR of DOMESTIC ASSISTANCE INCLUDED PER WEEK.

ASKING PRICE £270,000 LEASEHOLD

For further details, please call **0345 556 4104**
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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.

THE APARTMENT

A spacious two bedroomed apartment with a spacious double aspect lounge, wet-room style bath / shower room and additional WC/ cloaks room. Well placed in a corner location of the 2nd floor with a southerly aspect, and well situated close to the lifts.

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 spacious walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room, additional WC and bathroom.

CLOAKS / WC

WC and wash hand basin. Mirror with shaver point. Storage cupboard.

LOUNGE

Spacious lounge benefiting from a south facing Juliet balcony overlooking communal gardens to the front of the development. 2 additional side aspect windows afford plenty of light, enhancing the spacious feel of the lounge. 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. The corner kitchen unit has space enhancing wire carousel shelving to maximise the space afforded. Electrically operated window.

BEDROOM ONE

A bright and spacious double bedroom with a mirrored wardrobe housing rails and shelving. Ceiling lights, TV and phone point. Window with southerly aspect.

2 BED | £270,000

BEDROOM TWO

Spacious second bedroom with a fitted wardrobe which has sliding doors and is fitted with rails and shelving. Ceiling lights. TV and phone point. Window with southerly aspect.

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. Two mirrored storage cabinets.

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.

Service charge: £9,662.64 pa (for financial year ending 04/23)

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

Lease Length: 125 years from June 2012

