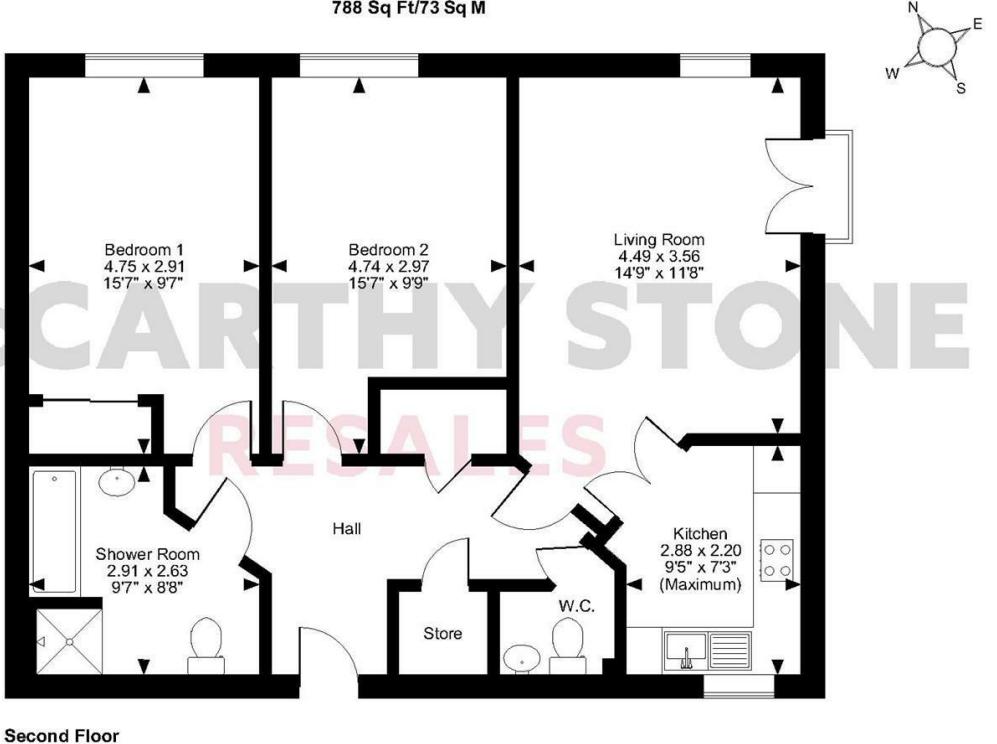
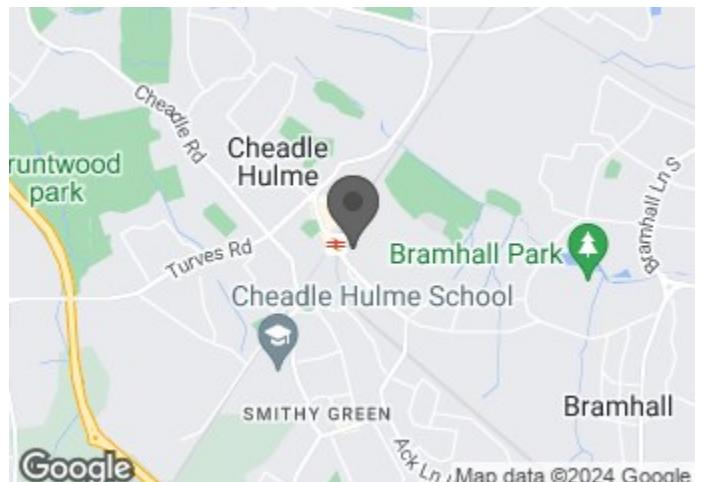


Dutton Court, Station Approach, Cheadle  
Approximate Gross Internal Area  
788 Sq Ft/73 Sq M



## COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	84
(81-91) B		
(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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**McCARTHY STONE**  
RESALES

**40 DUTTON COURT**  
STATION APPROACH, CHEADLE, SK8 5BF



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF DUTTON COURT - BOOK NOW! A spacious TWO BEDROOM TWO BATHROOM SECOND FLOOR APARTMENT with GARDEN VIEWS in a CORNER position in this McCARTHY STONE ASSISTED LIVING DEVELOPMENT for the OVER 70'S. Well located close to the Railway Station and close to a wide range of LOCAL SHOPS and amenities including Waitrose.

**ASKING PRICE £250,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# DUTTON COURT, STATION APPROACH, 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

One of the more spacious apartments, in a lovely corner position with a dual aspect lounge and garden aspect. Two large bedrooms and two bathrooms.

## 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 and also an airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedrooms, living room and bathroom.

## CLOAKS / WC

Low level WC, vanity unit with sink and mirror above. Shaving point, heated towel rail and dimplex wall heater.

## LOUNGE

Spacious dual aspect lounge benefiting from a Juliet balcony with garden views. TTV and telephone points, Sky/Sky+ connection point. Ceiling light. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

## KITCHEN

Fully fitted kitchen with tiled floor. 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

Double bedroom mirrored wardrobe which has shelving and rails. Ceiling lights, TV and phone point. Window with garden views.

## BEDROOM TWO

A good sized double bedroom with garden views. Ceiling lights, TV and phone point.

## WET ROOM

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



# 2 BED | £250,000

## 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 for financial year ending 31/03/2024 is £11,020.56. 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.

## 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.

## LEASEHOLD

125 years from 2012  
£510 per annum  
Ground rent review date: Jan 2027

