



Flat 31, Dutton Court Station Approach, Cheadle Hulme

£105,000 Leasehold

NO CHAIN – QUICK SALE ACHIEVABLE • POSITIONED IN THE HEART OF CHEADLE HULME VILLAGE • ONE DOUBLE BEDROOM
• RESIDENTS LOUNGE AND 24 HOUR ON-SITE STAFF • JULIET BALCONY • COMMUNAL GARDENS • PUBLIC TRANSPORT
LINKS • ON-SITE CARE SERVICES AVAILABLE AND EMERGENCY CALL SYSTEM



Priced competitively due to the seller wanting a speedy sale as the funds will be used for their care home fees. Take full advantage of your age by living in this fabulous development as you have to be over 70 to get in.

This assisted living retirement flat is perfect for those that want to live quietly and independently or for those that prefer to be sociable and live as part of a community. You couldn't really get a better location than this, Cheadle Hulme train station is right on the door step. A short walk to a number of lovely restaurants & pubs. Waitrose is just on the other side of the main road with a local butchers & green grocer on route. Costa Coffee is just further along with Asda, a chemist & other shops inside the precinct. GP Surgery is easily accessible.

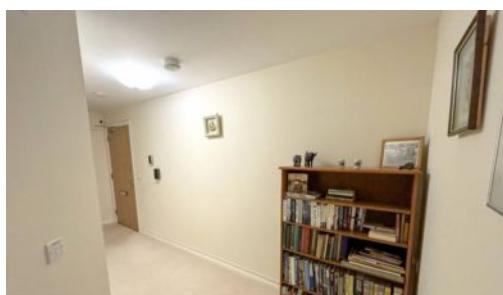
Council Tax band: C

Tenure: Leasehold

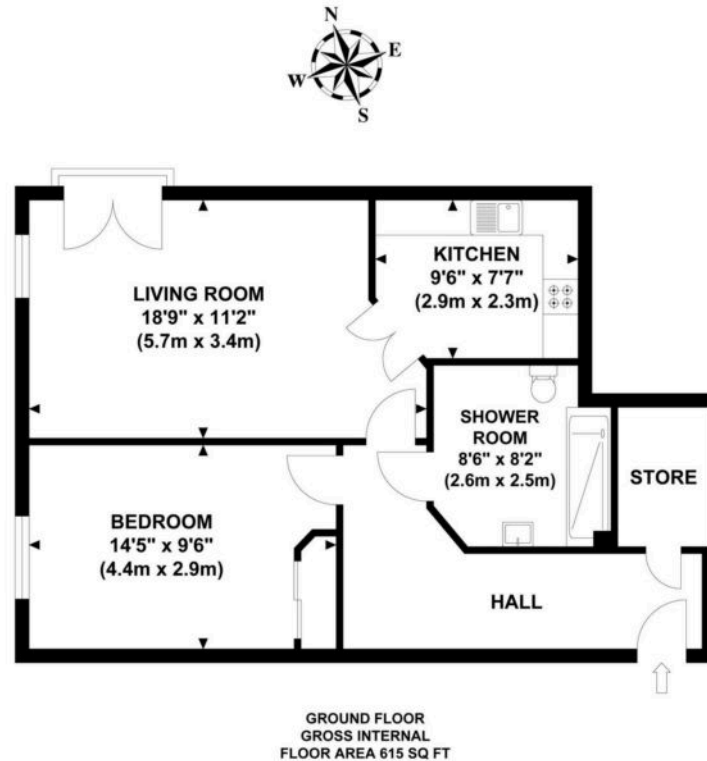
EPC Energy Efficiency Rating: B



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DUTTON COURT
Approximate Gross Internal Area
615 sq ft / 57.0 sq m



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
GB PRO PHOTOS



Some of the perks included within the service charge: 24 hour onsite staff, pull cord & personal pendant assistance, 1 hour domestic clean each week, water services (no individual water bills), use of the laundry room (washing machines & tumble dryers), refreshments in the communal lounge & use of the communal lounge, borrow books from the library, use of the beautiful, leafy communal gardens

Enter the front door into a functional hall space, the storage cupboard is a generous size so can be well used. To the right of the hallway is a large bathroom equipped with hand rails and plenty of room to manoeuvre in the shower should assistance or a shower chair be needed. Directly opposite is the double bedroom with a leafy private outlook and fitted mirrored wardrobe. At the end of the hallway is the living room which leads into the kitchen via double doors separating the 2 areas. The view from the living room is incredibly calming & peaceful and for those that like trains you can surely spot a few from here. The kitchen benefits from a modern finish full-sized integrated fridge / freezer, electric oven, electric hob & a good amount of cupboard / draw space. The overall feel of this apartment is homely & tranquil.

Enjoy being involved with Monday Knit & Natter, Tuesday Bingo & Movie night, Wednesday Keep Fit, Thursday Bar Night. Once a month the residents use the dining room for their Chinese takeaway. No pressure to take part in these activities however.

The best bit about this development is it's amongst some of the few that offer inhouse care services (for an additional fee of course). This means the same familiar care staff and it's much cheaper than using external care agencies. Get assistance with meals, help with breakfast, a cooked lunch in the dining room or have the chef send it up to your flat, you can even get a supper plate made up to have for your evening meal should you wish to.

Currently connected to Sky TV & Sky Internet. The furniture is in new condition and can remain within the property should it be of use. No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.

