

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

## **Flat 34 , Dutton Court , Cheadle,SK8 5BF**



**£150,000**

**Over 70's Apartment  
One bedroom Garden aspect apartment  
No Chain  
Spacious Accommodation  
Estates Manager, 24-hour on-site staffing  
Table-service restaurant  
Laundry and Community Lounge  
Juliet balcony**

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**This delightful first floor apartment offers a perfect blend of comfort and convenience for those over 70, nestled in the vibrant Cheadle Hulme village. The location is exceptional, with easy access to local shops, cafes, and the Cheadle Hulme Train Station, ensuring connectivity is never an issue. The apartment itself is thoughtfully designed to provide ample space and storage solutions, promoting a clutter-free living environment. Residents can enjoy the communal areas, which include a lounge, a function room for social activities, and a dining area offering table service for a touch of luxury and convenience.**

**The 24-hour emergency call system provides peace of mind, knowing that assistance is just a call away at any hour. The apartment's layout is practical yet inviting, with a lounge/dining room that opens onto a garden through a Juliet balcony, creating a seamless indoor-outdoor living experience. The kitchen is equipped with integrated appliances that speak of modernity and ease of use, while the bedroom boasts an integrated wardrobe, optimizing space efficiently. The bathroom does not fall short in terms of luxury, featuring a large four-piece suite that promises relaxation.**

**Security is paramount, and this is evident with the camera door entry system that safeguard the premises. The communal parking adds another layer of convenience for residents and visitors alike. The gardens are not just well-maintained but also accessible, ensuring that all residents, regardless of mobility, can enjoy the natural surroundings. This apartment is a gem for those seeking a secure, comfortable, and sociable living arrangement without the concern of an onward chain, making the transition into this new phase of life as smooth as possible.**

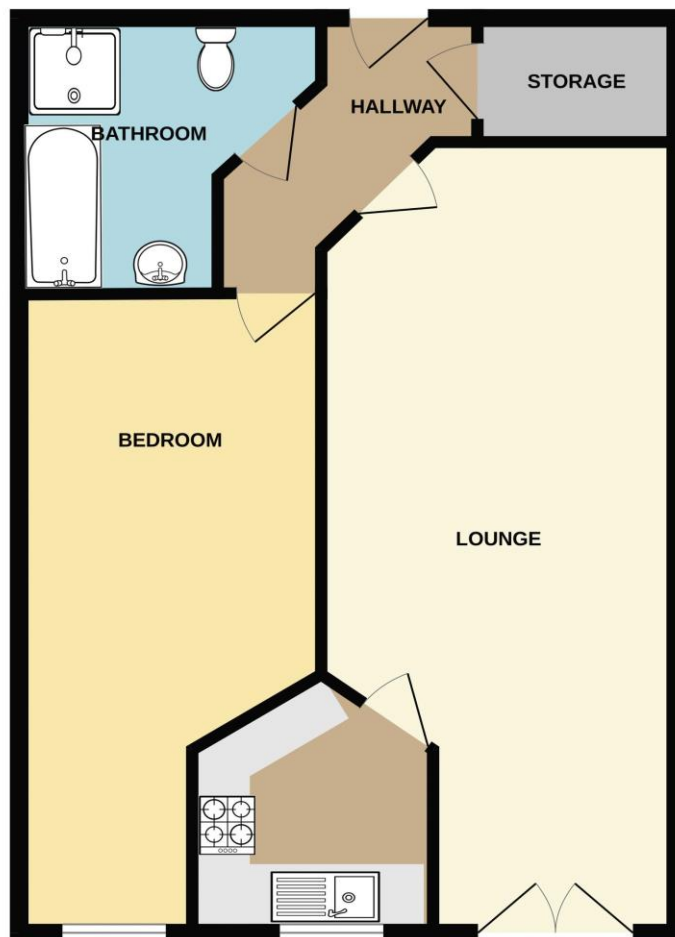
**Lounge 26' 1" x 11' 4" (7.95m x 3.45m)**

**Kitchen 8' 3" x 7' 7" (2.52m x 2.32m)**

**Bedroom**

**Bathroom 8' 7" x 7' 11" (2.62m x 2.41m)**

GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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