



Flat 57, Dutton Court Station Approach, Cheadle Hulme

£250,000 Leasehold

NO ONWARD CHAIN • SITUATED IN THE HEART OF CHEADLE HULME VILLAGE • 2 DOUBLE BEDROOMS • JULIET BALCONY WITH GARDEN VIEWS • ON-SITE CARE SERVICES AVAILABLE AND EMERGENCY CALL SYSTEM • RESIDENTS LOUNGE, RESTAURANT AND 24 HOUR ON-SITE STAFF • WELL-PRESENTED THROUGHOUT



Positioned on the second floor, with lift access, this two double bedroom apartment offers elevated views over the communal gardens via a charming Juliet balcony off the living room. Beautifully presented throughout this fabulous apartment sits in a popular complex for those over 70 years. This is the perfect place to enjoy and relax in comfortable surroundings, with benefits including 24 hour care call, weekly domestic cleaning, laundry room as well as highlights of a communal lounge with refreshments and an on-site restaurant providing hot, home-cooked meals.

Council Tax band: D

EPC Energy Efficiency Rating: B

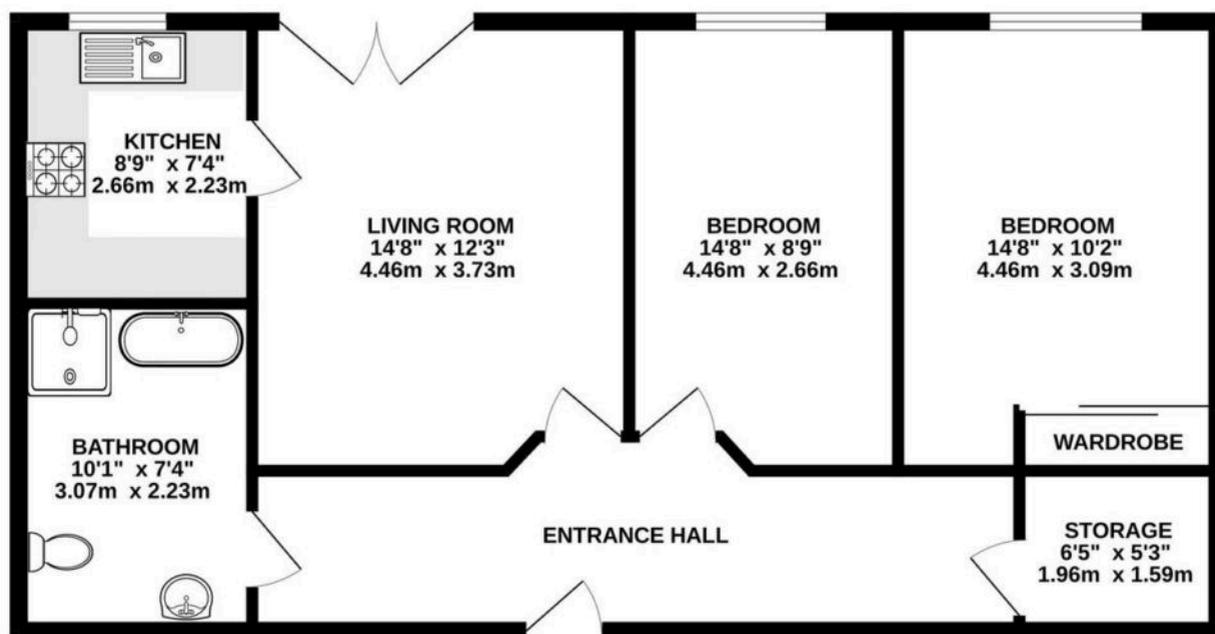
EPC Environmental Impact Rating: C



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GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.8 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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This lovely apartment is perfectly placed in the building. It sits close, but not too close, to the lifts so you have easy access in and out of the building. It is positioned at the rear of the building away from road and rail noise, with lovely views over the communal gardens. The apartment offers a welcoming hallway with space for a dresser and sideboard. A large cupboard sits at one end of the hallway containing the recently-fitted hot water tank and the electrics as well as offering superb space for storage. At the other end of the hallway is the bathroom. The bathroom is a large wet-room with an open shower space, bath, WC and wash hand basin. The two bedrooms are both well-proportioned doubles with the master further benefitting from fitted wardrobes. The sitting room is a lovely and bright space with patio doors providing access to the Juliet balcony with uninterrupted views out over the immaculately kept gardens. There is space for a sitting area and dining area, and a door leads into the kitchen where modern units offer integrated appliances and handy mod-cons such as electric-opening windows to allow for easy ventilation.

Dutton Court itself is a lovely and well-maintained building. There is car-parking at the front and beautifully maintained lawns surrounding. Cheadle Hulme Train Station sits a few minutes walk away with the village just beyond. It is perfectly positioned to make getting around nice and easy. This apartment is offered for sale with no onward chain.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



