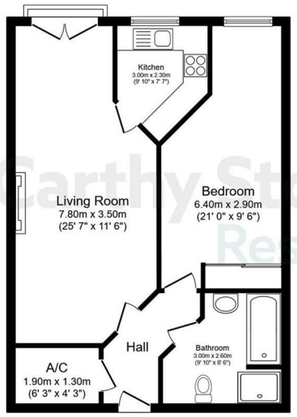
Excellent

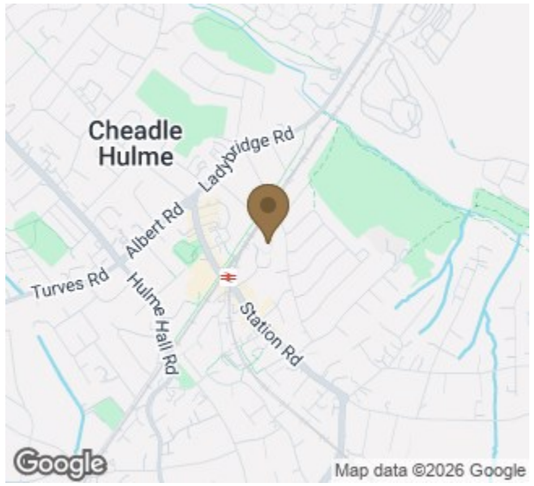
Trustpilot

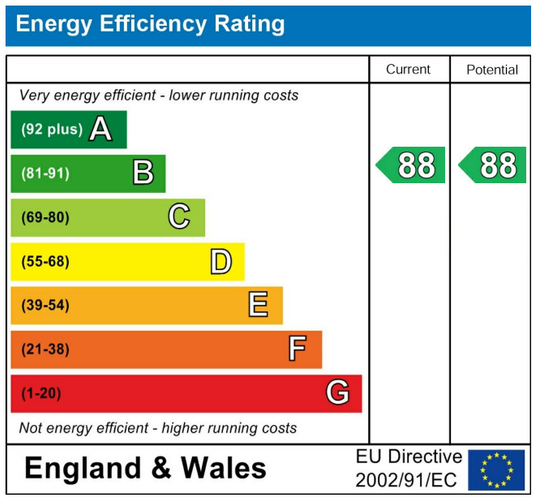
McCarthy & Stone
Resales.



Total floor area 59.8 sq.m. (643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







34 Dutton Court

Station Approach, Off Station Road, Cheadle, SK8 5BF

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 34 Dutton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom first floor apartment
- Garden outlook with a Juliet balcony from the lounge
- Moving Made Easy Available - Please enquire with your Property Consultant
- Table Service Restaurant
- Estates Manager + 24-hour on-site staffing for peace-of-mind
- Guest suite + Laundry room
- Domestic assistance (1hr included in service charge)
- Homeowners communal lounge with HDTV
- Function room with computer

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

34 Dutton Court, Cheadle

1 | 1 | Asking price £175,000

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.

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

Lounge

A spacious and inviting lounge benefiting from a Juliet balcony overlooking the attractive communal gardens, allowing plenty of natural light into the room and providing a pleasant outlook. The generous proportions offer ample space for both lounge and dining areas, a electric fire with surround is an attractive focal point. Partially glazed double doors lead through to the separate kitchen.

Kitchen

Fully fitted kitchen with cupboard doors and co-ordinated work surfaces. Stainless steel sink with mono block lever tap sits below the garden facing window. Built-in waist height oven, ceramic hob with extractor hood and fitted integrated fridge and freezer.

Bedroom

Double bedroom with attractive garden views and the benefit of a built in wardrobe with mirror fronted sliding doors.

Bathroom

Fully tiled and fitted with suite comprising of bath and separate shower both with support rails, WC, vanity unit with sink and mirror above.

Service Charge (breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge £9,762.12 for financial year ending 31/03/2027.

Ask about our free entitlements service to find out what benefits you may be entitled to.

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.

Leasehold Information

Ground rent: £435 per annum
Lease: 125 years from 1st June 2012
Ground rent review: 1st June 2027

Additional Information & Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet Broadband Available
- Mains water and electricity
- Electric room heating
- Mains drainage













