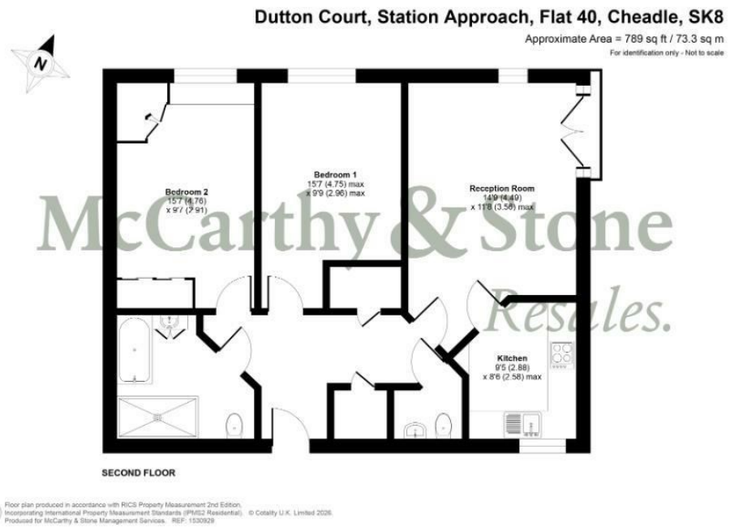
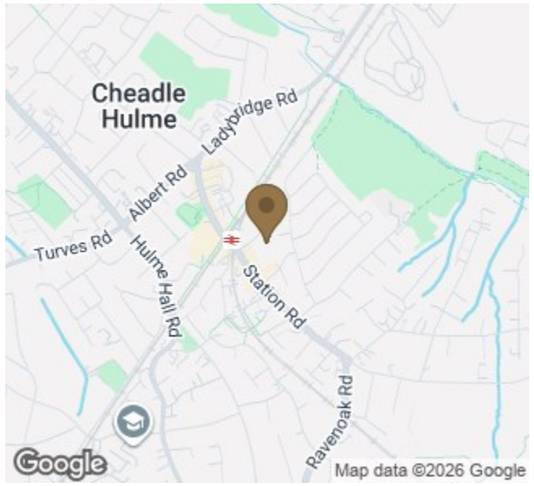
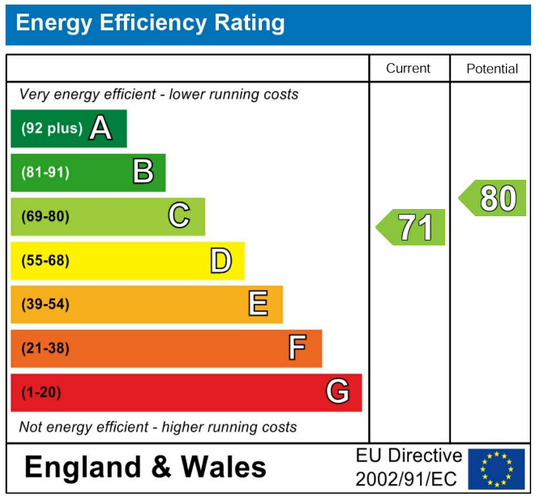
Excellent

Trustpilot

McCarthy & Stone
Resales.







40 Dutton Court

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

2 2 Council Tax Band: D

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 40 Dutton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000 Leasehold

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

Why you'll love living here:

- Bright spacious two bedroom apartment
- Juliet balcony overlooking the communal gardens
- Communal landscaped gardens
- Laundry room
- Estates Manager + 24-hour on-site staffing for peace-of-mind
- Table Service Restaurant
- Domestic assistance (1hr included in service charge)
- Homeowners communal lounge with HDTV
- Function room with computer
- Guest suite

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

40 Dutton Court, Cheadle

2 | 2 | Asking price £210,000

Dutton Court

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.

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.

Property Overview

This immaculte two-bedroom second-floor apartment has views overlooking the communal gardens of the development. With a bright and spacious dual aspect lounge opens onto a Juliet balcony through two fully glazed french doors allowing in plenty of natural light creating a light-filled and welcoming living space.
The accommodation further comprises a modern fitted kitchen with integrated appliances, a generously sized double bedroom with mirrored fitted wardrobes and bespoke bedroom furniture, a stylish wet room incorporating both a level-access shower and bath, and a visitors cloakroom, there is also a second spacious doule bedroom. Conveniently located just a short distance from the communal lift, the apartment offers easy access to the homeowners' lounge and Dutton Court's excellent on-site facilities, including a restaurant and laundry room and function room, providing comfort, convenience, and a vibrant community atmosphere.

Social Lifestyle

The Communal Lounge is at the heart of the community at Dutton Curt and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, Bingo, film nights, drinks afternoond and once a month Chinese take away supper. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Dutton Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Service Charge

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.

Service Charge: £13,231.08 per annum (up to financial year end1st Apr 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.

Lease Information

Ground Rent: £510 per annum
Lease Length: 125 years from June 2012

Additional Information & Services

• Fibre to the cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy

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 to.

• 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 speak with our Property Consultant today.