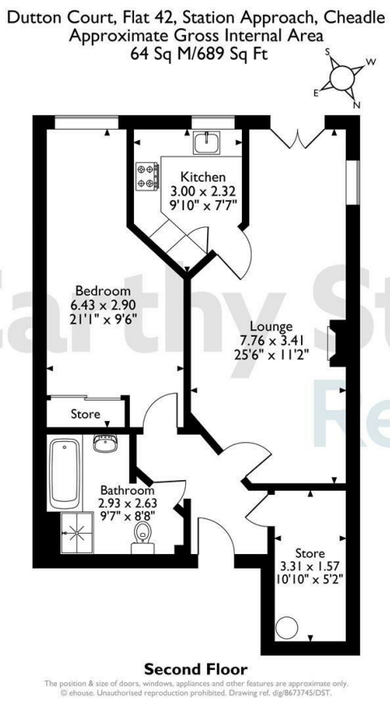
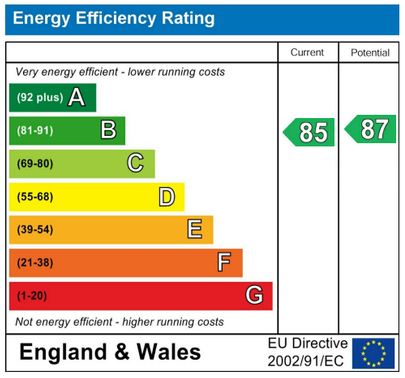
McCarthy Stone
Resales



Council Tax Band: D



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
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The Property Ombudsman

McCarthy Stone
Resales

42 Dutton Court

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

Asking price £169,995 Leasehold

A VERY WELL PRESENTED BRIGHT SPACIOUS one bedroom apartment with JULIET BALCONY. Located on the SECOND FLOOR of an AGE EXCLUSIVE OVER 70'S McCARTHY STONE Retirement Living Plus development Close to Cheadle centre shops, cafes and transport links.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Dutton Court, Station Approach, Off Station Road, Cheadle Hulme

1 Bed | £169,995

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 spacious entrance hall, where the 24-hour Tunstall emergency response pull cord system is situated. From the hallway there is a door to a spacious walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and bathroom.

Lounge
Spacious lounge benefiting from a Juliet balcony overlooking communal grounds. The flame effect electric fire and surround makes a wonderful focal point in the room. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

Kitchen
Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in waist height oven, ceramic hob with extractor hood, integrated dishwasher and fitted fridge, freezer and under pelmet lighting. Electrically operated window overlooking communal grounds.

Bedroom One
A bright and spacious double bedroom with a mirrored wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

Bathroom
Fully tiled and fitted with suite comprising of walk-in shower and separate bath, WC, vanity unit with sink and mirror above. Shaving point, heated towel rail and dimplex wall heater.

Service Charge (breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance
• One hour of domestic support per week is included in the service charge.

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

The annual service charge is £9,762.07 for the financial year ending 31st March 2027.

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
125 years from 1st January 2012
Ground rent: £435 per annum
Ground rent review: 1st Jan 2027

Moving Made Easy & Additional Information
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 check our webpage additional services or speak with our Property Consultant.

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