



& Assisted Living



Dutton Court

Cheadle Hulme



McCarthy & Stone
Later Life. Greater Life

Relax...





...in a place you can truly call home.

McCarthy & Stone developments are built to the highest specification, with award-winning attention to detail throughout every apartment.

For over thirty years, we've built retirement developments designed to help you enjoy later life. Each fixture, fitting and feature in every room has been chosen with your needs in mind – and we don't compromise on quality. It's your home, it has to be fabulous, you wouldn't have it any other way and neither would we.

Our developments have at least two lifts so being on the first floor or higher need not be a concern. We also provide guest accommodation so you can have friends and family stay over – without going to any extra effort.

Security is also important. When you're relaxing at home, or away for the weekend, you want to know that everything is safe and secure. Secure entry system with CCTV positioned at the main entrance ensures complete peace of mind.

Beyond your own front door there's a friendly community to welcome you.

An Estate Manager is on hand to manage the day-to-day running of the development and attend to any queries you may have. There are also communal areas, including the residents' lounge for socialising and a restaurant where you can enjoy a freshly prepared midday meal, served every day of the year. You'll find plenty of time to relax with exterior maintenance and gardening taken care of and one hour of domestic assistance per week included in the service charge.

We want you to start enjoying your hassle-free life as soon as possible and have a range of services that could help you move to your new apartment. Please ask for more information.

Your local community

A busy suburban town

Dutton Court is an exciting Assisted Living development from McCarthy & Stone, Britain's leading retirement builder.

Cheadle Hulme is an area of the Metropolitan Borough of Stockport, 7.5 miles southeast of the city of Manchester. Cheadle Hulme lies in the Ladybrook Valley on the Cheshire Plain, with a population of around 29,000. The village did not develop around a church like many English villages, but instead grew from several hamlets that existed in the area. Many of the names of these hamlets still appear in near-by areas, including Smithy Green, Lane End, Gill Bent, and Grove Lane.

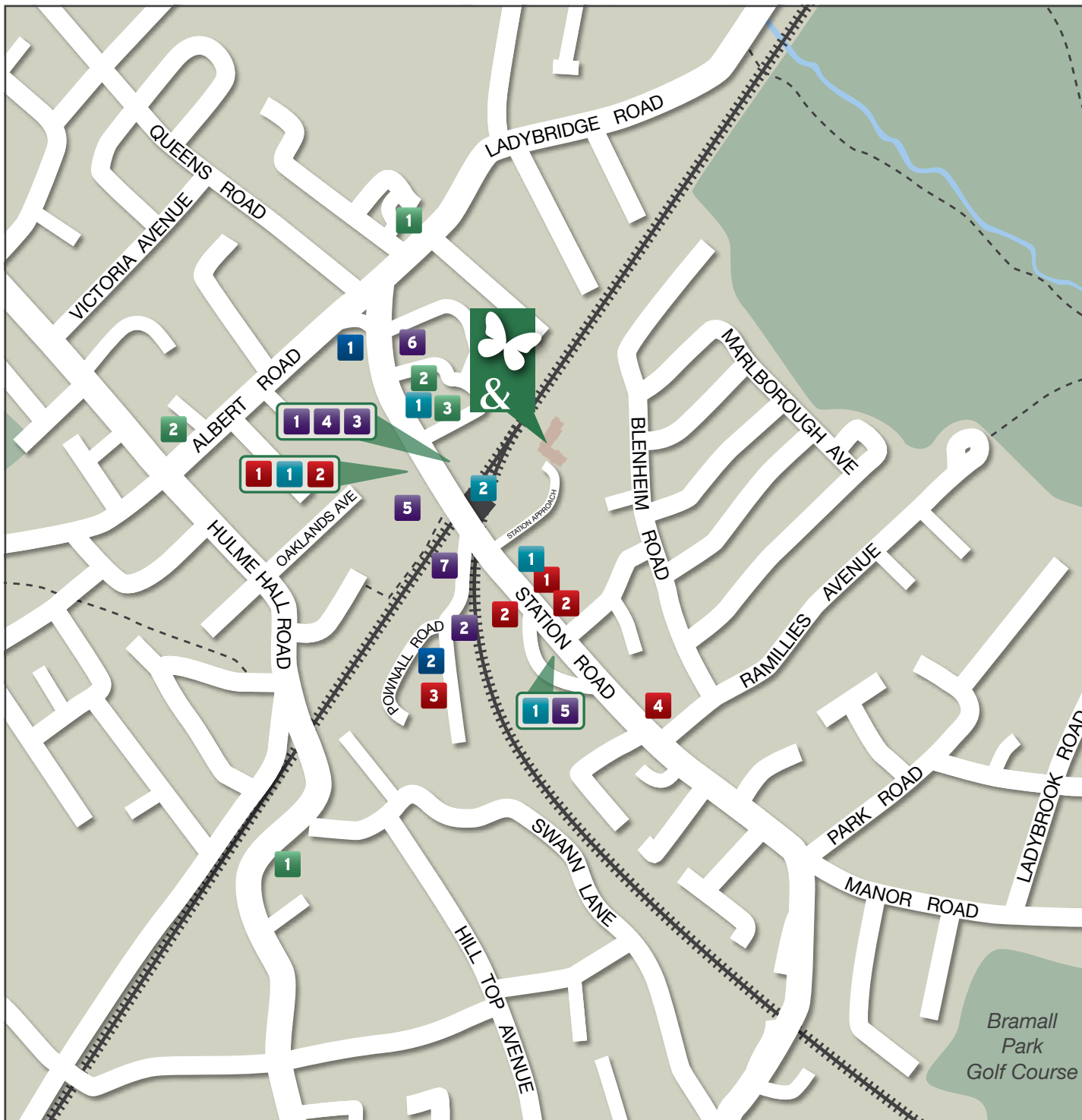
The name Dutton Court was taken from Robert de Chedle, of the Dutton family, who was the manorial lord and answerable to the Earl of Chester.

Everything close at hand

Our new development is ideally located on Station Approach, off Station Road, close to the heart of a vibrant village centre that has a good selection of both traditional and modern shopping facilities. 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, on Station Road, providing local and connecting services from Piccadilly Gardens Manchester, and Stockport Bus station. 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 Piccadilly, Manchester and Stockport stations.





Dutton Court

Services

- 1 Bank
- 2 Post Office

Shops

- 1 Newsagent
- 2 Bakery
- 3 Butcher
- 4 Hairdresser
- 5 Supermarket
- 6 Shopping Centre
- 7 Greengrocer

Leisure

- 1 Café
- 2 Restaurant
- 3 Library
- 4 Church & Community Hall

Transport Links

- 1 Bus stop
- 2 Train Station

Medical

- 1 Doctors Surgery
- 2 Pharmacy
- 3 Optician
- 4 Dentist

Development Features

- Waitress-service restaurant
- 24-hour on-site staffing
- Estate Manager
- Domestic assistance (1 hour included in service charge, additional hours by arrangement)
- Personal care can be arranged through our on site care team.
- Full wheelchair accessibility
- Residents' lounge with HDTV
- Guest suite
- Function room with computer
- Laundry room
- 2 Lifts
- Landscaped garden
- Mobility scooter store
- External bike store
- Car parking available on site to resident permit holders (ask sales consultant for more details)

Apartment Features

General

- French balconies to selected apartments
- Double glazing
- Fitted wardrobe with walk-in wardrobe in apartments 20, 23, 41, 44, 47, 61, 64 & 67
- Telephone and television points in living room and all bedrooms
- Sky/Sky+ connection point in living room

Heating and finishes

- Dimplex Duo panel heaters with individual controls
- Oak veneered doors
- Chrome door furniture
- Illuminated light switches for bathroom, walk-in wardrobes and bedroom

Bathroom

- Fitted and fully tiled bathroom with level access shower and separate bath
- Safety flooring
- Easy grip mono block lever taps
- En suite bathroom to selected apartments
- Separate WC to selected apartments
- Fitted mirror

- Electric shaver socket
- Heated chrome towel rail
- Extractor fan

Kitchen

- Fitted kitchen with integrated fridge freezer and ceramic hob
- Single oven
- Cooker hood
- Stainless steel sink with mono block lever tap
- Electrically operated kitchen window
- Under pelmet lighting

Safety & Security

- Camera entry system for use with a TV
- 24-hour emergency call system provided by call points in every room and a speech module in the hall
- Intruder alarm
- Mains connected smoke detector
- Fire detection equipment



Step inside...



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Further
information

Dutton Court

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

Tel: 0161 485 7020

www.mccarthyandstone.co.uk

...you'll be in
good company.

Artist impression (Front cover) - Gardens indicate several years growth. Development may be subject to variations in appearance.

All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment.

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment.

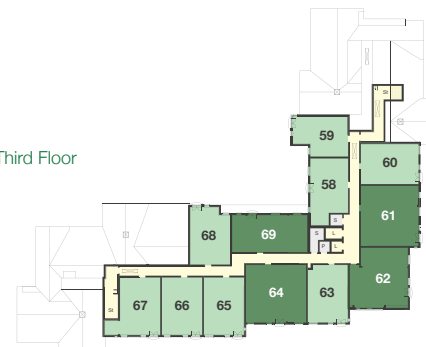
No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice.

Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

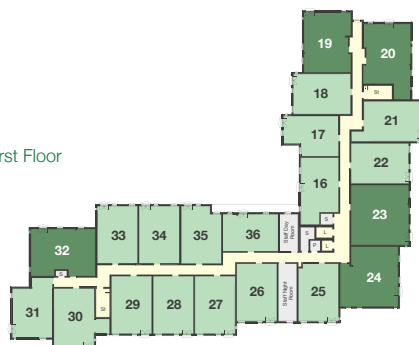
Site & Ground Floor



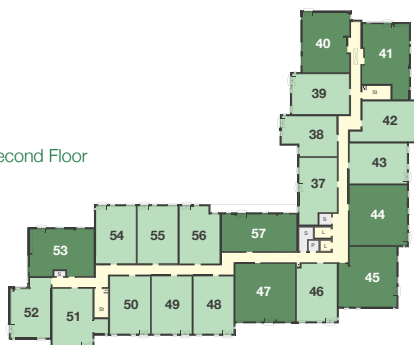
Third Floor



First Floor



Second Floor



- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

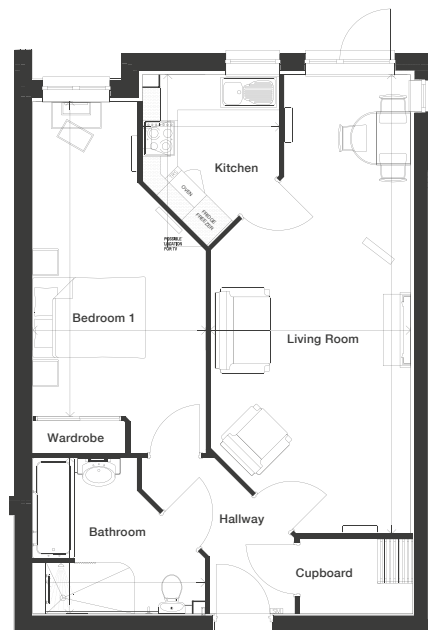
- Ent - Entrance
- K - Kitchen
- L - Lift
- La - Laundry
- MSCP - Mobility Scooter Charging Point
- Of - Office
- P - Plant room
- R - Refuse
- S - Store
- St - Stairs

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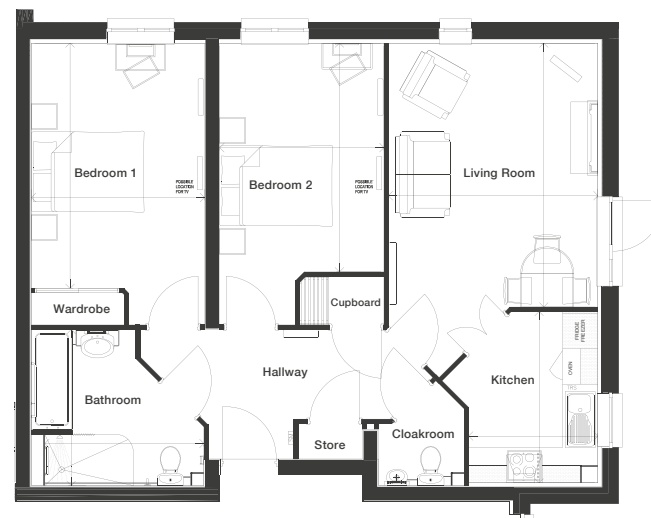
See individual apartment plans for specific details. Arrows denote measurement points. The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance sizes or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

Typical one bedroom apartment



Living Room (Max.)	25'6" x 11'1"	(7780mm x 3390mm)
Kitchen (Max.)	9'7" x 7'8"	(2913mm x 2325mm)
Bedroom (Max.)	17'6" x 9'7"	(5340mm x 2930mm)
Bathroom (Max.)	8'10" x 8'8"	(2695mm x 2645mm)

Typical two bedroom apartment



Living Room (Max.)	14'8" x 11'8"	(4470mm x 3550mm)
Kitchen (Max.)	9'6" x 7'2"	(2905mm x 2190mm)
Bedroom 1 (Max.)	13'8" x 9'7"	(4155mm x 2930mm)
Bedroom 2 (Max.)	12'9" x 9'1"	(3875mm x 2780mm)
Bathroom (Max.)	8'10" x 8'8"	(2695mm x 2645mm)

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