



Apartments for Sale or Rent



13 modern 1 and 2 bed apartments

Cedar Court, 178 Palatine Road,
Didsbury, Manchester M20 2UW

0161 804 4200



We are members of the Associated Retirement Community Operators. As Approved Operators we aim to comply at all times with the ARCO Consumer Code

Last updated 13-09-2024

Apartment living

For independent individuals or couples, moving to Belong offers the opportunity to start your new life in a light, modern apartment.

With a choice of one or two bedroom apartments and superb village facilities on site, a Belong apartment is a place where you can be yourself, entertain old friends and have the opportunity to make new ones.

Belong Morris Feinmann apartment customers enjoy easy access to extensive on-site facilities in the village centre. These include a kosher bistro, hair and beauty salon with barber service, therapy room, library and exercise studio. There is also a synagogue hall and function rooms, available for hire and complete with licensed bar and catering if required.

The synagogue venue will be available for Shabbat and Yomtov services and the Bistro for Friday night and Yomtov dinners including Seder nights. The Morris Feinmann Chaplain, Rabbi Shlomo Ellituv, will personally supervise kashrut and, together with continued input from the Morris Feinmann Homes Trust, a strong Jewish ethos and a vibrant programme of Jewish cultural activities will be maintained. Regular Friday night meals as well as Seder night services will be held in the Bistro. There will also be a Sukkah for those who wish to celebrate Sukkot.

Vibrant Community

It is a haven of privacy, with a vibrant community right on your doorstep. Village facilities, from bistro to hair salon and exercise studio to function rooms, are open to the wider community and offer opportunities to meet with a range of people and pursue your interests. You can join in as much, or as little, as you please.

Experience Days Service*

Apartment customers who need more support to join in with activities can do so by taking advantage of our Experience Days service, which is a facilitated programme for small groups, typically taking place from 10am – 4pm daily.

Exercise Studio*

Belong provides an award-winning exercise service with state-of-the-art equipment and personalised programmes that have a proven track record in improving strength, balance, mobility and overall wellbeing for older people.

Support in your home

For those in need of more support within their apartment, Belong is able to provide high quality home care through its registered Belong at Home domiciliary service*. Customers may also choose their own home care provider.

The Belong lifestyle is actively chosen by many older people, because it offers peace of mind, choice and independence. Everything we do is done in partnership with the people who choose to live with us and this relationship is at the heart of Belong.

*Please note: Images are for illustrative purposes only.
All Belong apartments are unfurnished and exclude white goods.
Charges apply



Apartment - general specifications

Windows and doors:

uPVC double glazed units with low uv glass.
Main entrance door to fire resistant security specification. Hardwood finish internal doors.

Decoration

Emulsion painted walls and ceilings, white gloss painted woodwork, bathrooms painted in water resistant paints.

Kitchen

Fully fitted contemporary units tiled from above work tops to underside of wall units, integrated/built-in oven and hob.

Heating

Gas fired, under-floor heating. Hot water is provided from a central plant room.

Bathrooms

White sanitary ware with chrome taps, part-tiled walls. Walk-in shower, with shower seats and grab rails on request.

Electrical

Graphite plastic sockets and switches to most areas. Wiring for TV aerial and satellite TV sockets to lounge and bedroom; compatible with Freeview, Freesat+, Sky+ and FM/DAB radio. Telephone sockets to lounge and bedroom.

Wireless broadband

Wireless 'hotspot' facilities are available throughout the village.

Building code

Built to current Building Regulation standards.

Safety and security

All apartments have a Nursecall system, and a member of site-based staff is available around the clock to respond to emergencies. There is an access control system including video and two-way audio entry phone. There is external CCTV around the perimeter of the village. All apartments are built to 'Secured by Design' standards. The Belong village is a non-smoking environment. Smoking is not permitted anywhere in the village building or on the external balconies and is only permitted in designated external areas.

Accessibility

All doors and bathrooms are fully accessible to wheelchair users and can be fitted with handrails upon request. (Additional costs will apply, please speak with a member of the Belong team for further details.)

Parking

There is communal on-site parking for customers. Shelters for mobility scooters and bicycles are available with communal charging ports.

Community services and additional services

Service Type	Included in community fee	Belong additional charge	Customer additional expense
24-hour emergency response service*	✓		
Daily check (on request)	✓		
Building insurance	✓		
Building maintenance (external fittings and finishes)	✓		
Cleaning and maintenance of communal areas	✓		
Water	✓		
Gas to apartment	✓		
Electricity to apartment	✓		
Gas and Electricity to communal areas	✓		
WiFi	✓		
Phone connection			✓
Broadband connection			✓
Contribution to the reserve fund for future major repairs	✓		
Bin collection	✓		
Care packages**		✓	
Exercise Studio		✓	
Therapy treatments		✓	
Internal cleaning		✓	
Hair Salon		✓	
Bistro		✓	
Handyman services		✓	
Council tax			✓
Contents insurance			✓
TV licence			✓
Television subscriptions			✓

*A Nurse Call system is available around the clock and attended by on-site staff; this is for emergency situations only.

** Care packages can be arranged through Belong or from alternative providers. Housing benefit or Attendance Allowance can sometimes be used towards charges; please contact our Customer Support Advisor, Margaret Buxton on 07734 558977 if you would like more information about this.

‘Buy back’ scheme and financing options

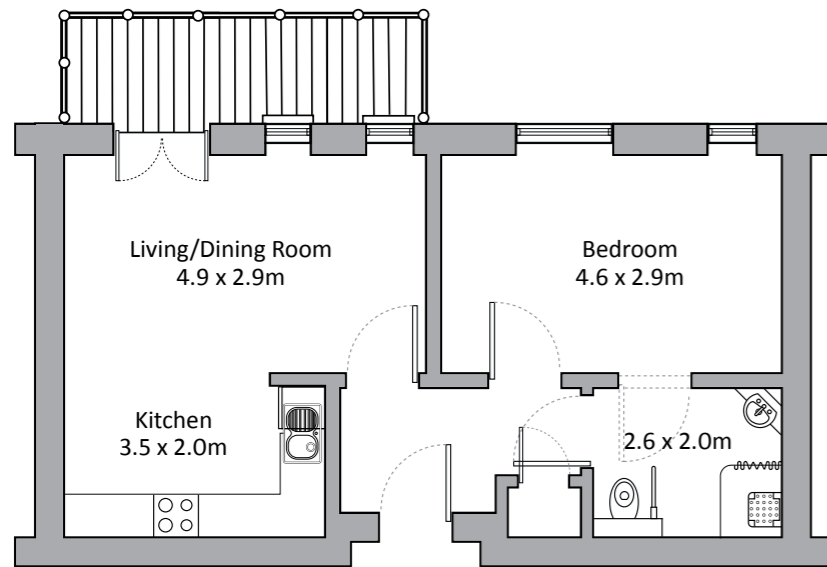
Apartments are available to rent or purchase, with a monthly community fee, payable in both cases to cover many of the building maintenance, utilities and emergency response costs. Please see the Key Facts document for each village for details of the financial arrangements for renting or purchasing a Belong apartment.

For those who do opt to purchase, the ‘Buy Back’ scheme guarantees that we’ll repurchase your apartment for the same price that you originally paid (subject to reasonable deductions for any repairs, arrears and legal costs). We aim to avoid exposure to price fluctuation on the open market and provide peace of mind for apartment owners.

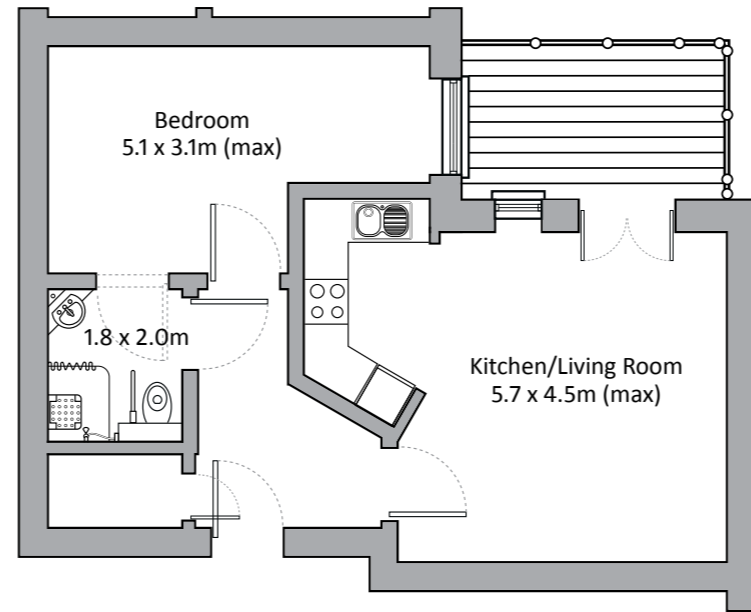


Apartment types

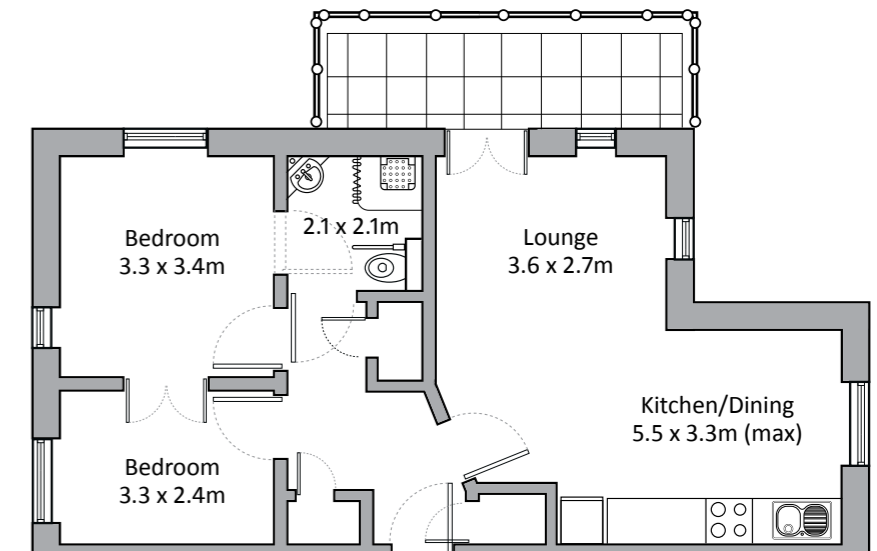
Apartment type A - 49 m² (left or right handed - see plan)



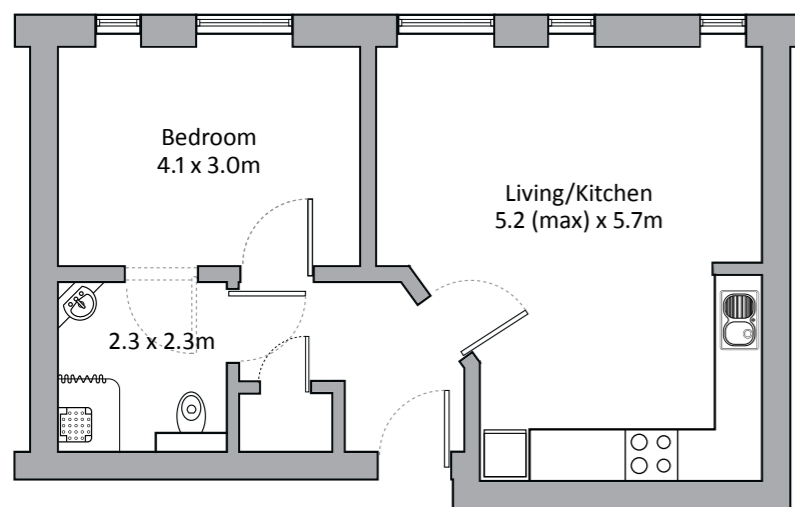
Apartment type B - 52 m² (left or right handed - see plan)



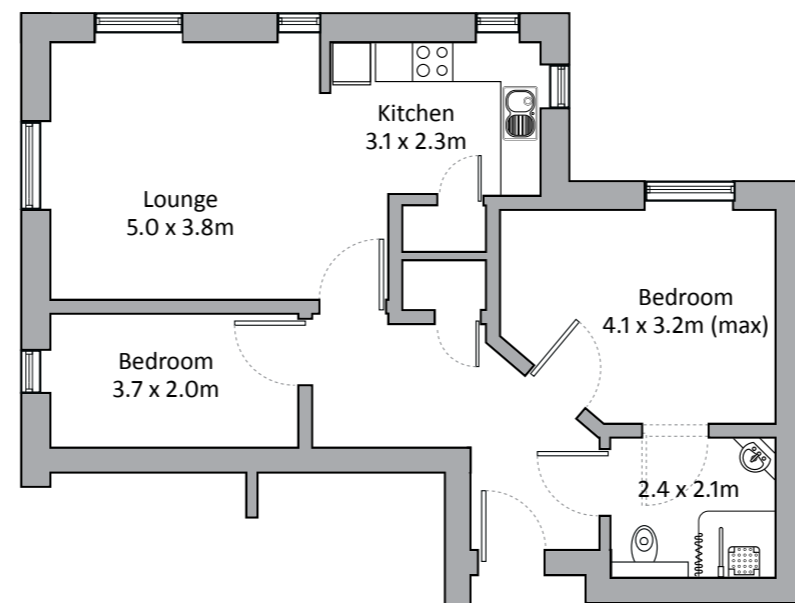
Apartment type C - 65 m² (left or right handed - see plan)



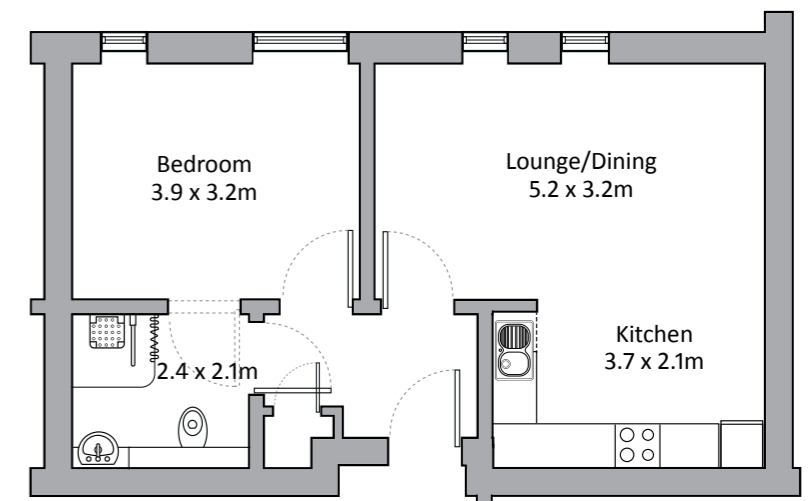
Apartment type D - 53 m²



Apartment type E - 64 m²



Apartment type F - 50 m²

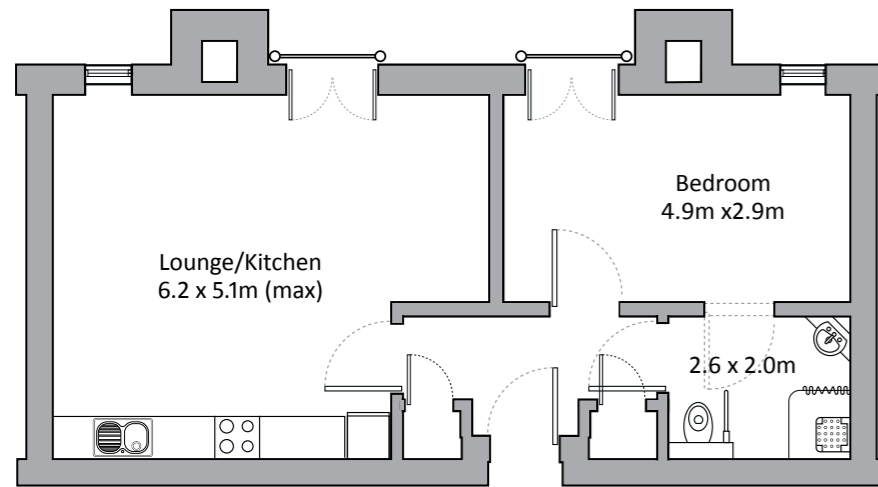


Please note: There may be a slight variation of layout within apartment types depending on the location within the building.

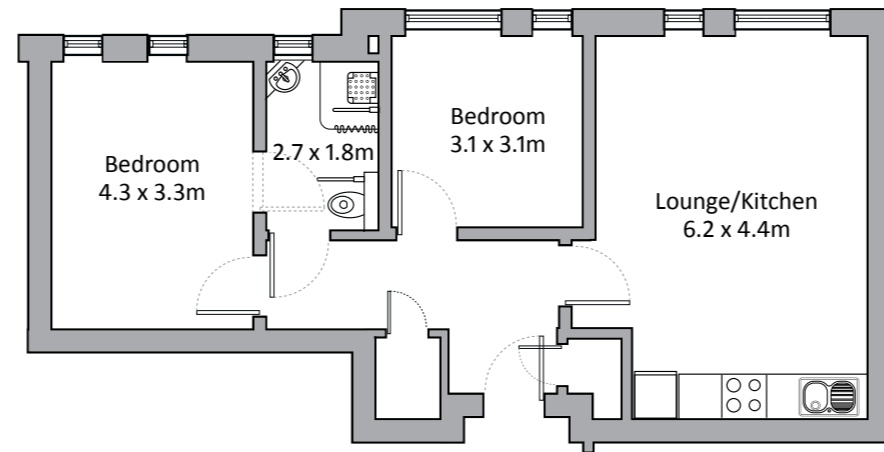
Please check appropriate floor plan to ascertain the correct orientation for a particular apartment. There may also be some slight variation in dimensions so these plans are for guidance purposes only.

Apartment types

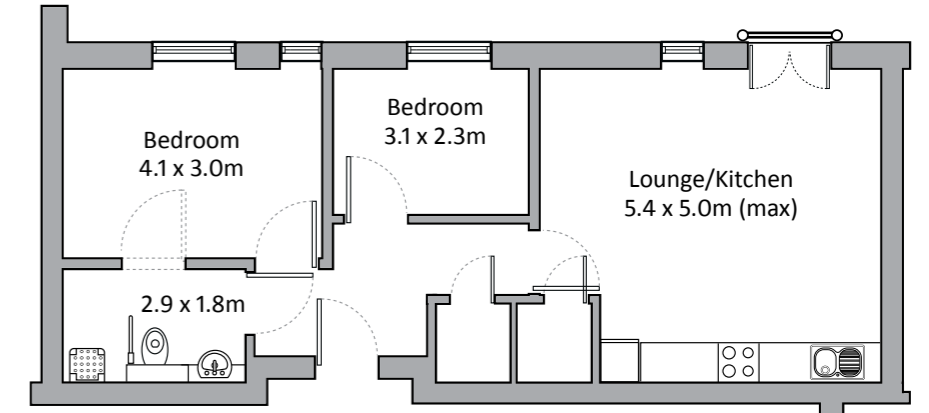
Apartment type G - 57 m²



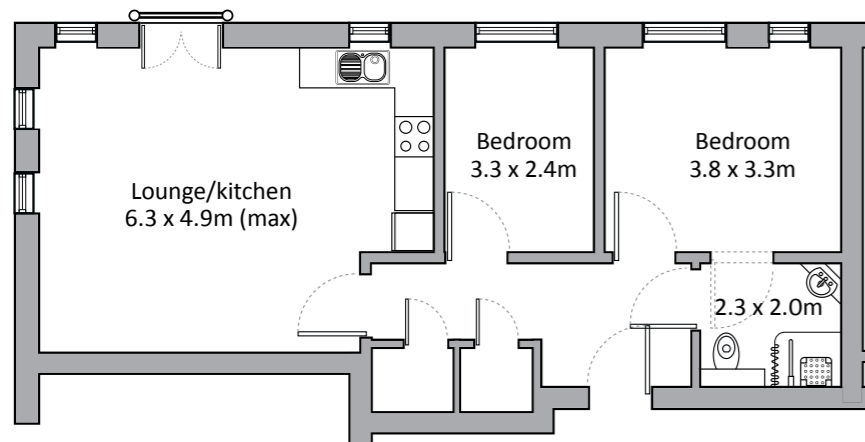
Apartment type H - 71 m²



Apartment type J - 64 m²



Apartment type K - 69 m²

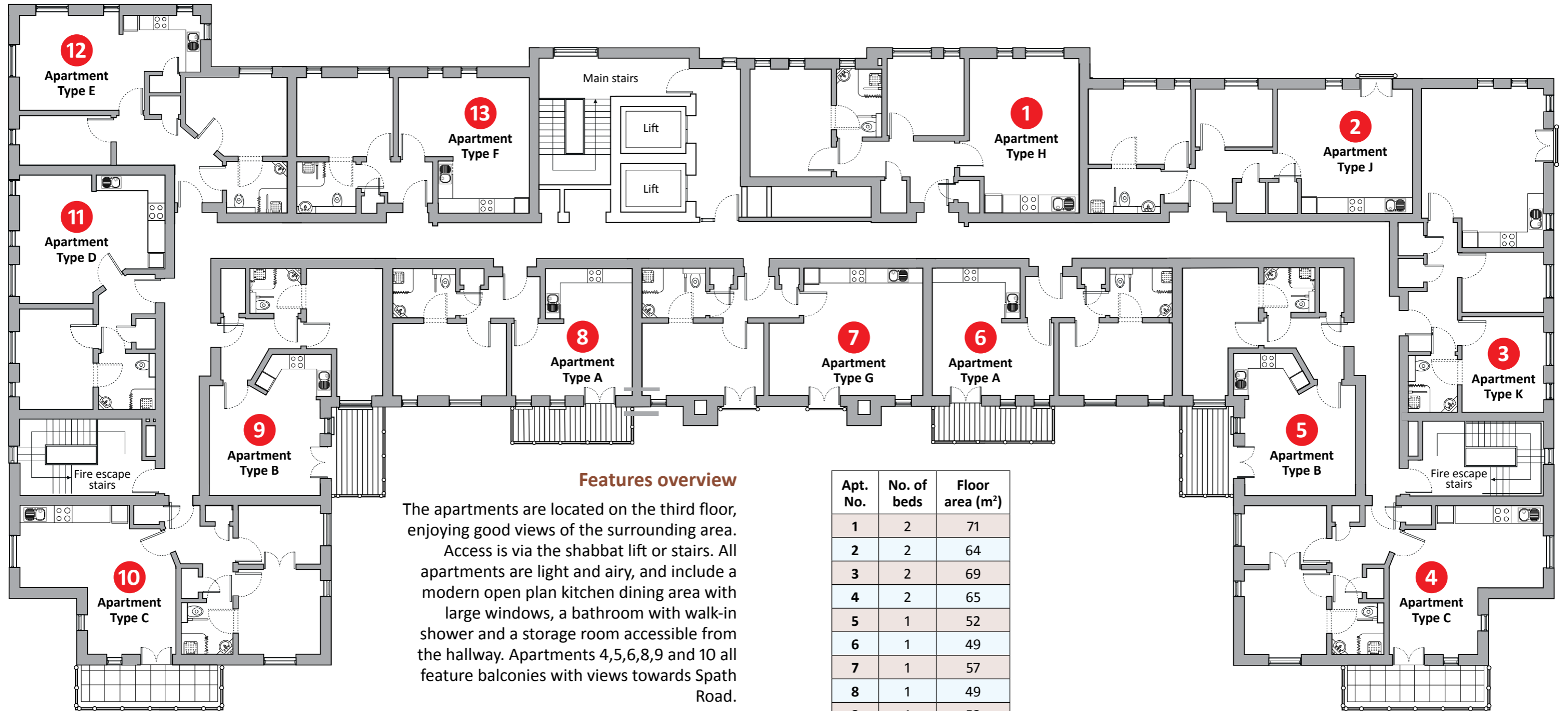


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Cedar Court Apartment Plan

Landscaped Gardens



Features overview

The apartments are located on the third floor, enjoying good views of the surrounding area. Access is via the shabbat lift or stairs. All apartments are light and airy, and include a modern open plan kitchen dining area with large windows, a bathroom with walk-in shower and a storage room accessible from the hallway. Apartments 4,5,6,8,9 and 10 all feature balconies with views towards Spath Road.

Apt. No.	No. of beds	Floor area (m ²)
1	2	71
2	2	64
3	2	69
4	2	65
5	1	52
6	1	49
7	1	57
8	1	49
9	1	52
10	2	65
11	1	53
12	2	64
13	1	50

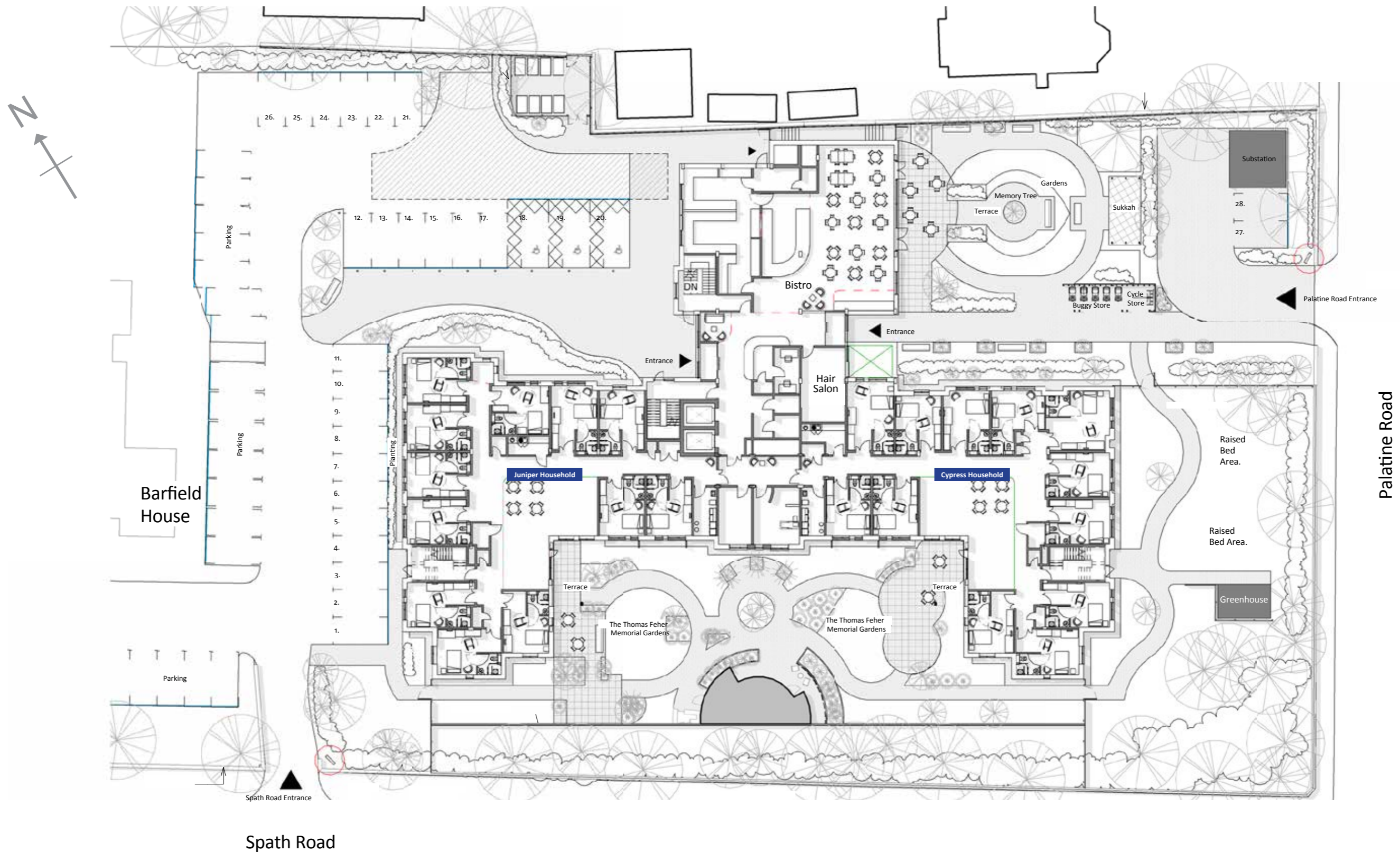
Landscaped Gardens

← Barfield House

↓ Spath Road

Palatine Road →

Village location - ground floor and grounds



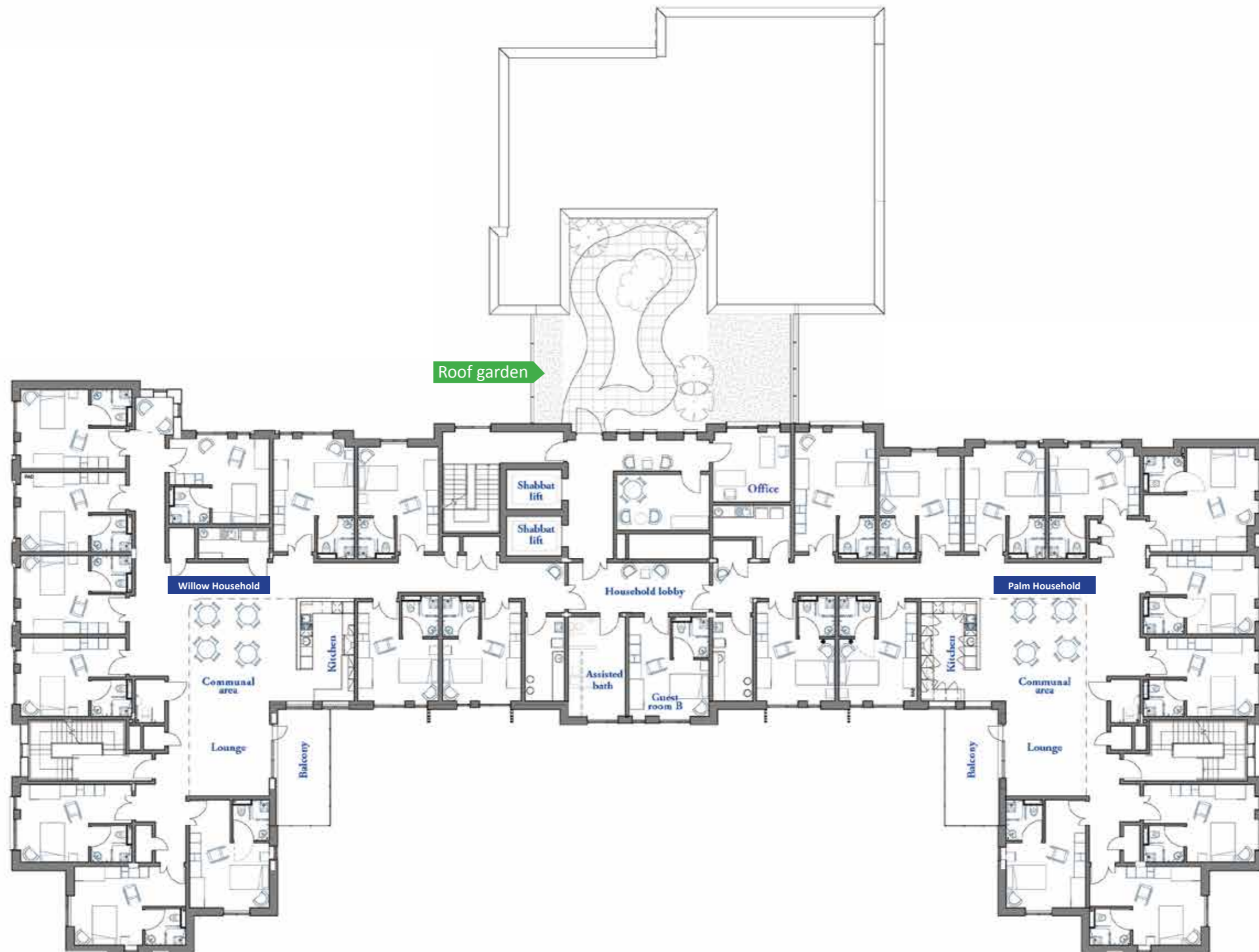
This plan is for indicative purposes and is subject to minor changes

First floor



This plan is for indicative purposes and is subject to minor changes

Second floor



This plan is for indicative purposes and is subject to minor changes