



Cherry Tree House

DIALSTONE LANE, GREAT MOOR
SK2 7PZ



MODERN LIVING

Originally built in 1827, the impressive Georgian fronted building has been sympathetically extended at the rear with a new build, three storey addition.

Located in a unique position, the development is both close to the centre of Stockport, yet minutes away from the gateway to the Peak District and Cheshire countryside offering residents the best of both worlds.



Cherry Tree House is an imaginative redevelopment of the former Cherry Tree Hospital comprising 24 one and two bedroom apartments over three floors.

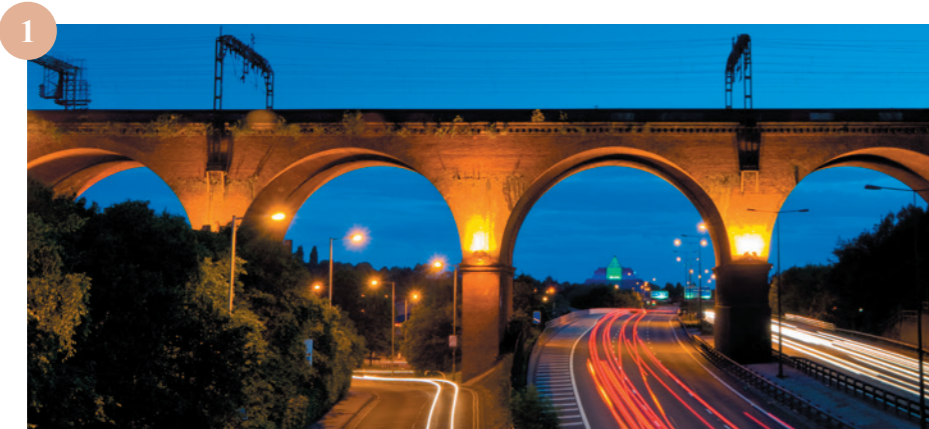


COUNTRYSIDE WITH CONVENIENCE

The perfect blend of urban and rural surroundings. Great Moor offers the convenience of proximity to Stockport Centre, and connections to Manchester, while also being a short drive away from the Peak District to the East.

Stockport itself is home to some of the best restaurants in the north west, including the now legendary 'Where the Light Gets In' and with the redeveloped Food Produce Hall and the Redrock complex close by you will never be short of places to head out.

Further afield, the Peak District is a short drive away for days out in the idyllic English countryside, encapsulated by the beautiful Lyme Park.



Locations shown

- 1. Stockport Viaduct**
The famous viaduct stretches across Stockport running through the centre of the town.
- 2. Stockport Mainline Railway Station**
Newly developed with fantastic transport routes into Manchester, London and beyond.
- 3. Lyme Park**
A magnificent house and estate on the edge of the Peak District.
- 4. The Peak District**
Only a short drive away you can experience the rural and rugged Peaks.
- 5. Stockport Market**
The markets are seeing a rise in popularity with events such as Foodie Friday and the addition of new bars and the recent opening of 'The Produce Hall'.
- 6. Woodbank Park**
A vast park located close by in Offerton, the park boasts large grass fields, fountains and gardens.
- 7. Redrock**
A brilliant place to socialise with bars, restaurants and the brand new cinema complex.



DESIGN & FEATURES

Both the original structure and extension have been developed to maximise the charm of the building. Inside we draw your attention to the full height ceilings with tall sash windows, creating spacious and well-lit living areas throughout.

Modern fixtures and fittings have been carefully chosen to blend perfectly with the traditional exterior, creating a stylish balance of old and new, as well as maximising the use of space.



APARTMENTS

Living Room

- Sliding sash windows¹
- Low energy recessed ceiling downlights
- Distributed media point
- Grey Oak laminate flooring

Shower Room

- Vitra bathroom fittings
- Vanity unit with drawer
- Contemporary chrome taps and accessories
- Oversized shower cubicle
- Slim-line shower tray
- Glazed door and screen
- Full height porcelain wall tiles³
- Designer porcelain tiles to walls and floors
- Low level lighting on motion sensor
- Low energy recessed ceiling downlights
- Chrome heated towel warmer

Exterior

- Allocated car parking
- Communal refuse storage
- Exterior lighting
- Cycle store
- Landscaped gardens

Kitchen Area

- High gloss handleless base and wall units
- Earthstone/Silestone worktops and upstands²
- Built-in single oven
- Ceramic hob and extractor
- Stainless steel sink and chrome tap
- Fridge freezer
- Low energy recessed ceiling downlights
- Grey Oak laminate flooring

Bedrooms

- Sliding sash windows¹
- Low energy recessed ceiling downlights
- TV point
- Carpet finish

Utility

- Free-standing washer dryer
- Hot water cylinder

Interior

- Bright white painted walls and ceilings
- Contemporary doors and ironmongery
- Intruder alarms to all apartments
- Passenger lift
- Access control

¹ Wood in converted apartments, uPVC in new build apartments.

² Earthstone in one bedroom, Silestone in two bedroom apartments.

³ Only in two bedroom apartments where applicable.

PENTHOUSE

Additional Specifications

Living Room

- Opening roof windows

Kitchen Area

- Built-in microwave

Shower Room

- Full height porcelain wall tiles

En-suite³

- Vitra bathroom fittings
- Vanity unit with drawer
- Contemporary chrome taps and accessories
- Oversized shower cubicle
- Slim-line shower tray
- Glazed door and screen
- Full height porcelain wall tiles
- Designer porcelain tiles to walls and floors
- Low level lighting on motion sensor
- Low energy recessed ceiling downlights
- Chrome heated towel warmer



THE LAYOUT

Cherry Tree House is structured over three floors within the original building and extension to the property.



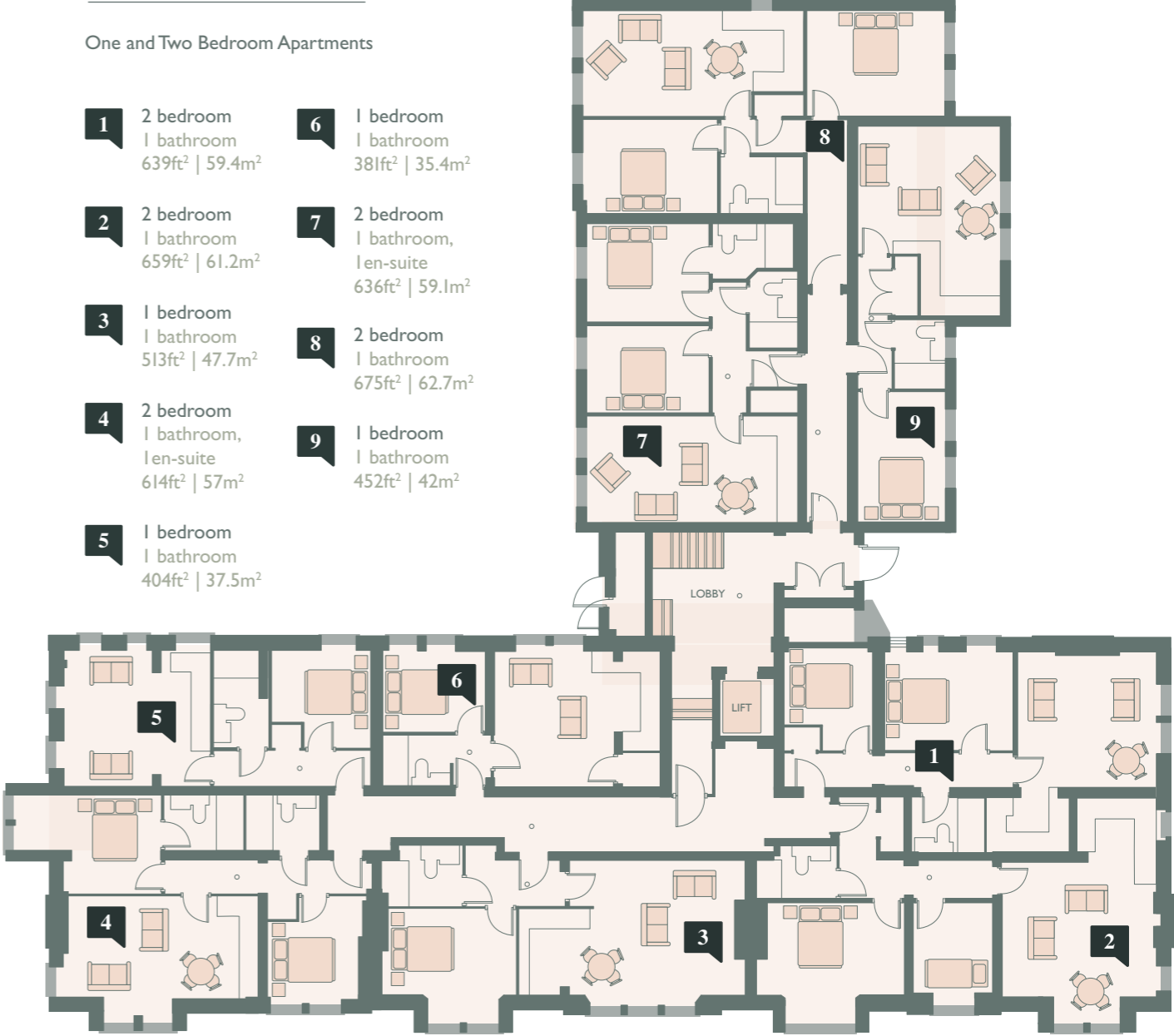
Parking

Each apartment is provided with one allocated parking space.

Ground Floor

One and Two Bedroom Apartments

- 1** 2 bedroom
1 bathroom
639ft² | 59.4m²
- 2** 2 bedroom
1 bathroom
659ft² | 61.2m²
- 3** 1 bedroom
1 bathroom
513ft² | 47.7m²
- 4** 2 bedroom
1 bathroom,
1 en-suite
614ft² | 57m²
- 5** 1 bedroom
1 bathroom
404ft² | 37.5m²
- 6** 1 bedroom
1 bathroom
381ft² | 35.4m²
- 7** 2 bedroom
1 bathroom,
1 en-suite
636ft² | 59.1m²
- 8** 2 bedroom
1 bathroom
675ft² | 62.7m²
- 9** 1 bedroom
1 bathroom
452ft² | 42m²





First Floor

One and Two Bedroom Apartments

- 10** 2 bedroom
1 bathroom
640ft² | 59.5m²
- 11** 2 bedroom
1 bathroom
634ft² | 58.9m²
- 12** 1 bedroom
1 bathroom
497ft² | 46.2m²
- 13** 2 bedroom
1 bathroom
546ft² | 50.7m²
- 14** 1 bedroom
1 bathroom
459ft² | 42.6m²
- 15** 1 bedroom
1 bathroom
381ft² | 35.4m²
- 16** 2 bedroom
2 bathroom
636ft² | 59.1m²
- 17** 2 bedroom
1 bathroom
675ft² | 62.7m²
- 18** 1 bedroom
1 bathroom
452ft² | 42m²



Second Floor

One and Two Bedroom Apartments

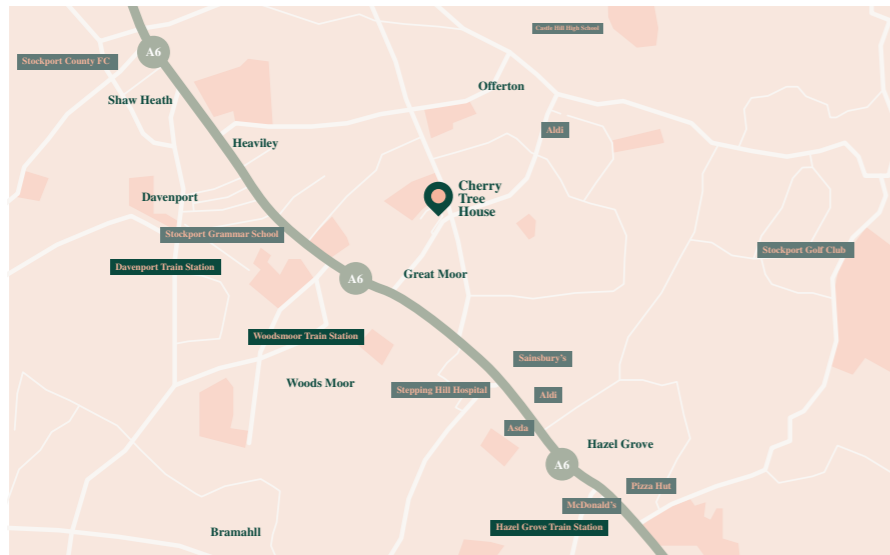
- 19** 1 bedroom
1 bathroom
591ft² | 54.9m²
- 20** 2 bedroom
1 bathroom
915ft² | 85m²
- 21** 2 bedroom
1 bathroom
761ft² | 70.7m²
- 22** 2 bedroom
1 bathroom,
1 en-suite
1026ft² | 95.3m²
- 23** 2 bedroom
1 bathroom,
1 en-suite
837ft² | 77.8m²
- 24** 2 bedroom
1 bathroom,
1 en-suite
975ft² | 90.6m²





LOCATION LOCATION LOCATION

A highly accessible location, situated just off the A6, one road that can take you shopping in Manchester or walking in the Peak District.

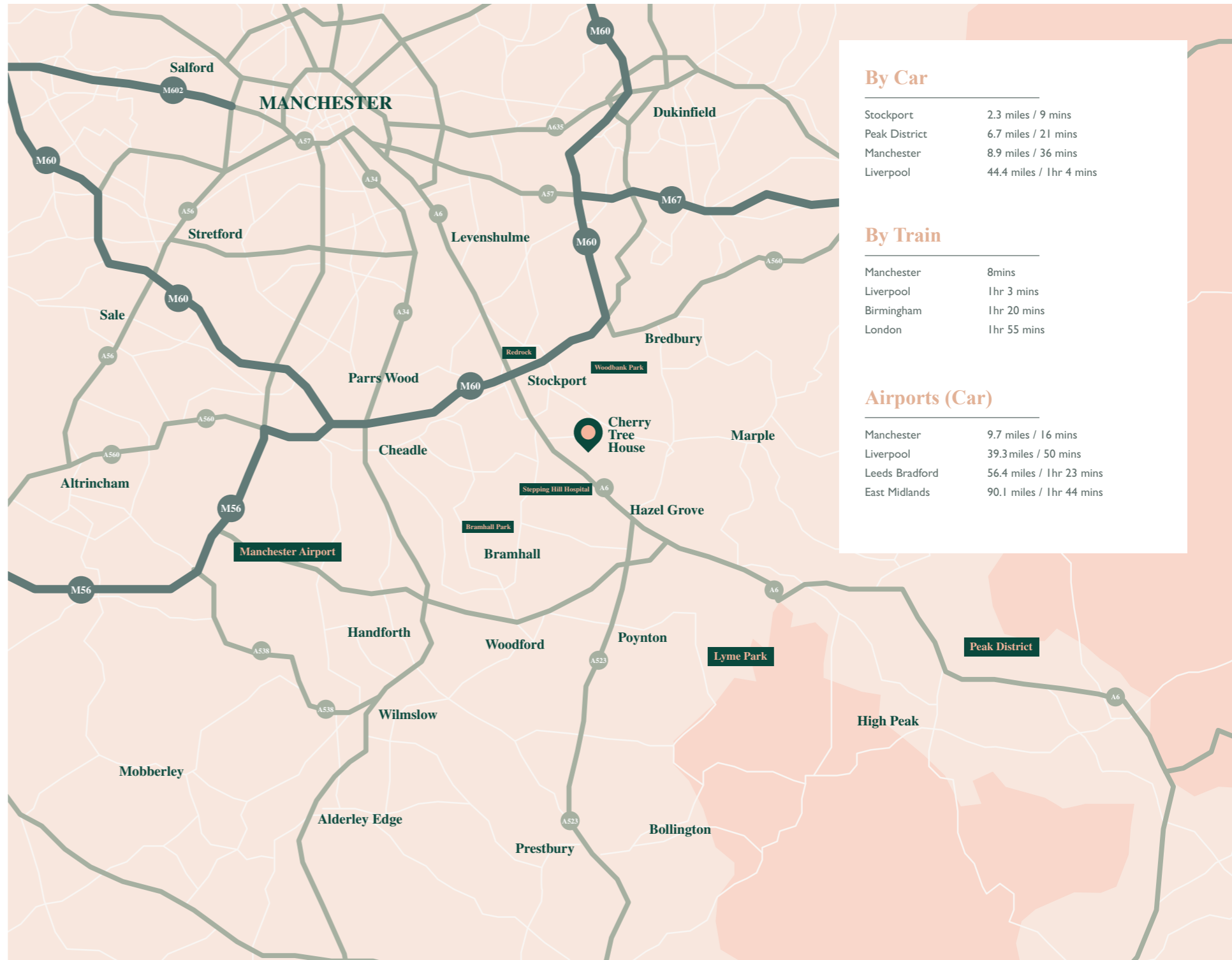


Shopping

Coop	0.2 miles
Sainsbury's	0.7 miles
Asda	0.8 miles
Aldi	0.8 miles
M&S Food	0.8 miles

Eating

Bombay to Mumbai	2.0 miles
Where the Light Gets In	2.0 miles
Chilli Banana	3.0 miles
Piccolinos	3.1 miles
Maple Tree	3.9 miles



By Car

Stockport	2.3 miles / 9 mins
Peak District	6.7 miles / 21 mins
Manchester	8.9 miles / 36 mins
Liverpool	44.4 miles / 1hr 4 mins

By Train

Manchester	8mins
Liverpool	1hr 3 mins
Birmingham	1hr 20 mins
London	1hr 55 mins

Airports (Car)

Manchester	9.7 miles / 16 mins
Liverpool	39.3 miles / 50 mins
Leeds Bradford	56.4 miles / 1hr 23 mins
East Midlands	90.1 miles / 1hr 44 mins



ALL THE IMPORTANT INFORMATION

Everything you need to know about warranty, tenure, service charge and parking.

Warranty

The Apartments in Cherry Tree House are covered by a 10 year structural warranty provided by ICW, a company approved by the Council of Mortgage Lenders.

Tenure

Our apartments are offered for sale with a 250 year lease subject to a ground rent.

Parking

Each apartment is provided with one allocated parking space.

THE URBANIZE STORY

Over the past 20 years, Urbanize Homes has built a solid reputation as one of the North West’s most innovative and exciting developers. Our key focus is to deliver commercial, mixed use and residential developments in both emerging and well-established markets.

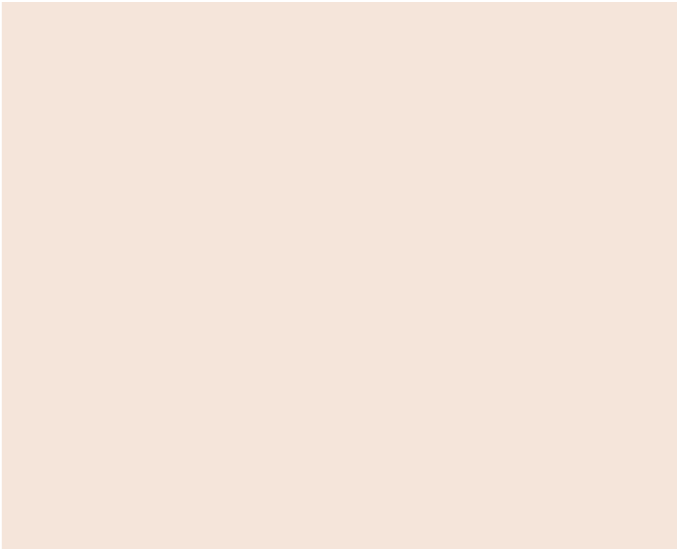
We have identified highly skilled specialists who share our passion and understanding of what people aspire to when buying a home. Urbanize Homes also places great importance on ensuring developments blend in with and meet the aspirations of the local community. Whenever possible, our residential developments incorporate retail and office space.

Homes need to be unique, iconic and eye-catching whilst meeting the practical needs of today’s generation. With each new project, we seek to set new higher standards for the industry.

Our head office is in the centre of Altrincham, a town that has a national reputation for innovative development.

Sal Ayra has a proven ability to identify exciting regeneration projects. He has built a highly skilled team and an enviable network of partners who share his passion for innovative property design.

Sal says, “We take meticulous care in designing homes that complement both their surroundings and natural landscape. We are immensely excited about our Cherry Tree House development and look forwarding to welcoming our new customers.”





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A DEVELOPMENT BY

