



Well Presented Retirement Apartment

Well Planned Kitchen

Central Village Location

Spacious Lounge/Diner with Juliet Balcony

Smart Three Piece Shower Room

Communal Gardens & Parking



Introduction

A most well-presented, bright, spacious second floor retirement apartment, located to the rear elevation of Lovell Court. Offering ready to move into accommodation, with a bright airy open plan lounge/dining room, well planned kitchen, generous double bedroom, and stylish three-piece shower room. The tour starts with its own private, substantial entrance hallway, giving access to all rooms and sizeable useful walk-in shelved storage cupboard. The generous open plan lounge/dining room enjoys French doors opening to the Juliet balcony allowing ample natural light to fill the room. The lounge area is completed with an attractive central feature fireplace giving the room a focal point. Double doors open to the well-planned modern kitchen which includes a range of appliances. The sizeable master bedroom delivers built in wardrobes, leaving ample space for further free-standing bedroom furniture. This lovely apartment is completed with a stylish shower room comprising with a smart matching white three-piece suite. Externally: Beautifully maintained communal gardens flow around Lovell Court, where residents can sit and enjoy the summer sun and perfect to socialise with other residents.

The apartment is offered for sale with no seller chain involved.

EPC Rating

C Council Tax Band - C - Cheshire East

Tenure - Leasehold

ACCOMMODATION

Lovell Court

Lovell Court retirement apartments enjoy a central village location, situated within easy reach of all village amenities, with every day shopping, post office, doctors and library all situated close by. The apartment offers safe and secure living with main door key fob entry system and individual intercom access providing remote front door release. Each room within the apartment provides an emergency pull cord linked to a central help centre. The attractive, well maintained communal gardens offer several places to sit and enjoy the afternoon sun. Other communal facilities include: Bright spacious communal lounge with kitchen facilities where regular social gatherings are held, laundry room with washing machines, tumble dryers and a guest suite that can be booked for visiting relatives, charges apply.

Lovell Court Main Entrance

A secure main communal and visitors entrance leads to the reception area of Lovell Court, where the house manager, communal lounge, communal laundry and guest suite can be found. The lift is situated close-by giving easy access to the first and second floors.

Apartment Entrance Hallway

Spacious apartment hallway with remote ground floor visitor entrance controls and doors to majority of rooms.

Hallway Cupboard

Great space for linen and household appliances such as vacuum cleaner & ironing board, along with being home to hot water system.

Open Plan Lounge Through Dining Area

Lounge Area

18' 6" x 10' 8" (5.63m x 3.25m)

The spacious lounge area delivers an excellent space for freestanding furniture, being open plan to dining area with coved ceiling and two ceiling light points. The central feature fireplace with decorative wooden Adams surround, matching inset and hearth housing coal effect electric fire gives the lounge area a main focal point. Completed with television point, and double part glazed doors to kitchen.

Dining Area

6' 3" x 6' 9" (1.90m x 2.06m)

Enjoying a view through the French doors which allows natural light to fill the space. The doors open to the Juliet balcony, perfect on a sunny afternoon and a good vantage point for sunsets.

Kitchen

6' 4" x 6' 8" Both Maximum (1.93m x 2.03m)

Offering a matching range of beech effect wall, drawer and base level units to deliver plentiful storage space. Contrasting work-surface flows round to provide ample preparation space and home to the inset single drainer sink, completed with complementary splashback tiling. Appliances include: Integrated Electrolux electric oven and grill, four ring electric hob with extractor over and freestanding under counter fridge with further space available for freestanding appliance such as freezer. Completed with window to rear elevation, coved ceiling and wall mounted heater.

Bedroom

14' 1" Extending to 19'03' into recess x 9' 2" (4.29m x 2.79m)

A generous double bedroom with ample space for freestanding bedroom furniture. The built in double mirror fronted wardrobe provides hanging rail space and shelving. The bedroom is completed with a window to rear elevation, coved ceiling, panelled radiator, ceiling light point and recessed dressing area.



Shower Room

Delivering a smart matching white three piece suite to Comprise: A triple width step in shower unit with mains mixer shower, mid level WC and a stylish white vanity unit housing the wash hand basin with chrome mixer tapware and useful double cupboard below. This smart shower room is completed with complimentary part tiled walls and waterproof panelling to shower area, along with wall mounted heater, vanity mirror with light over, extractor and heated towel rail.

Externally

Residents of Lovell Court enjoy beautifully maintained communal gardens sweeping round the complex with several inset patio areas perfect to sit and enjoy the pretty surroundings.

NB:

Age Restrictions and Management fees apply.
Please call 01477 533111 for details.



Location

Holmes Chapel is a popular Cheshire village, with an attractive centre offering a comprehensive range of day to day shopping needs with an array of individual shops and larger high street names. Set in some lovely surrounding countryside, ideal for the keen walker with the Dane Valley on the door step. Holmes Chapel benefits from two highly regarded primary schools and an outstanding secondary school, a number of pubs/restaurants can be found in and around the village. For the commuter the nearby railway station provides a regular service to Manchester, Manchester Airport and Crewe main line station. Access to the North West motorway network can be found at Junction 18 of the M6 motorway.

Tenure

We have been informed the apartment is Leasehold with the remainder of a 125-year lease, from 2002.
Ground Rent - £350.00 PA
Service Charges £2,450.00 PA
Reviewed annually.
Correct at the time of listing and subject to change.
We recommend you check these details with your Solicitor/Conveyancer.



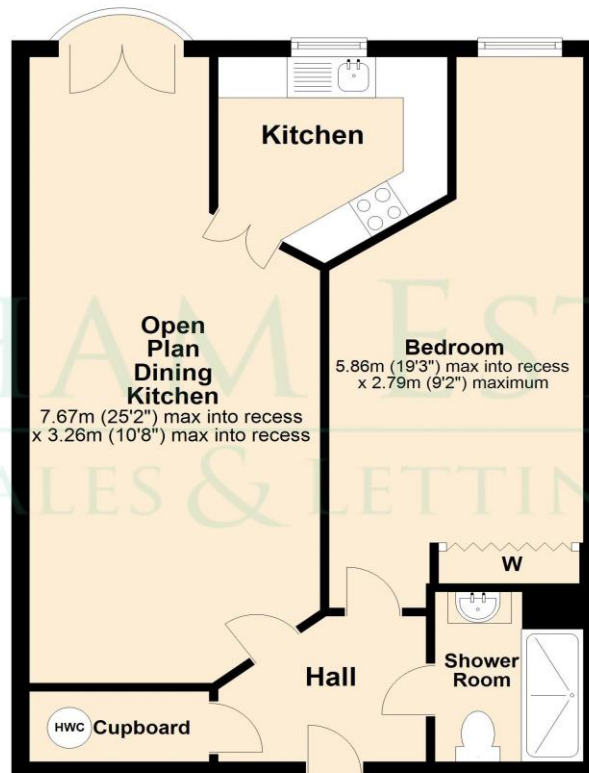
Directions

Lovell Court is located in the centre of the village on Parkway, just off London Road. Use any of the village parking, Once your viewing is confirmed, we will meet you at the front of the development.

Viewing Strictly by Appointment



Floor Plan



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings
Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.