



General Overview of Lovell Court

Substantial Retirement Apartment

Well Planned Spacious Kitchen

Three Piece Shower Room

Spacious Lounge Through Diner

Two Double Bedrooms

Central Holmes Chapel Village Location



Introduction

AVAILABLE NOW. A spacious, two double bedroom first floor retirement apartment. Located close to the communal lift, making life easier for the communal facilities and main entrance on the ground floor, which in turn gives direct access to the village centre. The apartment tour starts with its own substantial welcoming entrance hallway which leads to most rooms and boasts two useful cupboards, providing ample storage space. The generous open plan lounge through dining room enjoys an easterly aspect with an overview of the village, ideal to watch the world go by, and completed with an attractive central feature fireplace, giving the room a focal point. Double doors open into the well-planned kitchen with an array of units to provide plentiful storage, along with built in appliances. The sizeable master bedroom delivers ample space for free standing furniture along with a built-in double mirror fronted wardrobes. The spacious second double bedroom also provides extensive room for bedroom furniture. This apartment is completed with a three-piece shower room. **NB: Age Restrictions Apply**

EPC Rating B

Council Tax Band D - Cheshire East

Available Long Term Only (Minimum 12 Months)

Available Un-Furnished

Sorry No Smokers

A Reservation Fee of One Weeks Rents applies £207.69 - Terms & Conditions Apply

A Deposit of one month's rent applies £900.00

ACCOMMODATION

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 the first and second floors.

Apartment Details

Hallway

A most welcoming hallway, worthy of note is the amount of storage, consisting of two large storage cupboards with lighting, one home to the hot water cylinder, whilst both boast useful shelving. Doors lead to all principal rooms.

Open Plan Lounge through Dining Area 26' 6" max x 10' 7" max (8.07m x 3.22m)

A spacious open plan room with a double glazed window to the dining area at the rear, enjoying an easterly facing aspect overlooking the village, allowing natural light to fill the room. The focal point of the lounge area being the attractive central fireplace with wood surround, contrasting inset and hearth housing coal effect electric fire. Completed with double doors to the kitchen. The beautiful wooden furniture within the lounge space would be available at an additional cost.

Kitchen

The well planned kitchen offers a range of white matching wall, drawer and base units to deliver storage in abundance, whilst contrasting work surface flows round to deliver preparation space. The inset single drainer sink unit sits below a double glazed window, ideal to watch the world go by. Integrated appliances include: Mid-level Electrolux electric oven with grill, four ring Hotpoint electric hob with extractor over. A freestanding dishwasher and fridge/freezer may be included at an additional cost to buy. The kitchen is completed with complimentary splashback tiling.

Master Bedroom 15' 10" x 9' 2" (4.82m x 2.79m)

A spacious double bedroom with a built in mirror fronted double wardrobe, providing ample hanging rail space and shelving. Ample room is provided for further bedroom furniture.

Bedroom Two 15' 9" x 9' 2" (4.80m x 2.79m)

A versatile room, perfect for a separate dining room, hobby room or second sitting room, with a double glazed window to rear easterly facing aspect, allowing natural light to come through.

Shower Room

A white three piece suite comprises: Walk in shower unit with mains mixer shower, a low level WC and vanity sink unit with storage below along with vanity mirror. The shower room is completed with complimentary tiled walls.



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.



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

EPC Rating - B

Council Tax Band – D – Cheshire East

A Deposit of one months rent £900.00

A Reservation Fee of One Weeks Rents applies £207.69

Terms & Conditions Apply

Sorry No Smokers

Available Minimum of 12 months

Available Un-Furnished

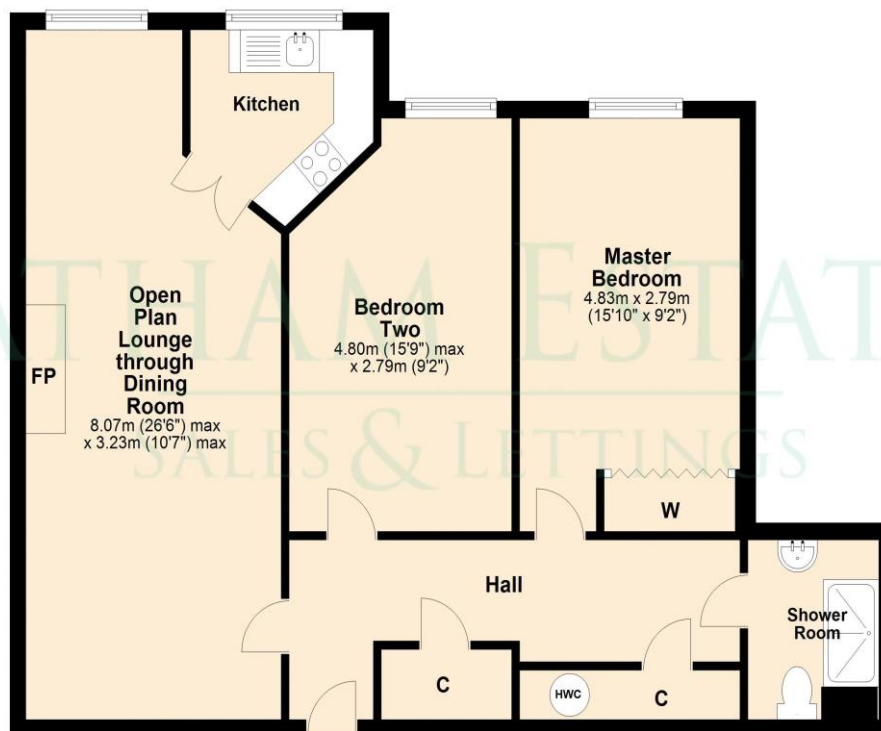


Directions

Lovell Court is located in the centre of the village on Parkway, just off London Road. Use any of the village parking facilities. Once your viewing is confirmed, a member of Latham Estates will meet you at the front of the development. Post Code: CW4 7FW 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.