



**Two Bedroom Retirement Apartment**

**Well Planned Kitchen**

**Central Village Location**

**Spacious Lounge/Diner with Juliet Balcony**

**Three Piece Shower Room**

**Communal Gardens & Parking**





## Introduction

A larger than average two bedroom retirement apartment, presented to an exceptional standard, offering bright, spacious ready to move into lovely accommodation. With neutral décor and flooring throughout. Delivering a substantial open plan lounge diner with Juliet balcony and two double bedrooms. Located to the rear aspect, on the first floor of the Lovell Court development. The tour starts with a substantial, welcoming entrance hallway, delivering ample space for freestanding furniture or study area. Along with a useful walk in storage cupboard. The generous open plan lounge through dining room enjoys a westerly aspect with French doors opening onto a Juliet balcony, which allows natural light to fill the room along with enjoying a view over the attractive maintained communal gardens, the lounge is completed with a central feature fireplace to provide a main focal point. Double doors from the lounge, lead to the well-planned kitchen offering an array of beach-coloured units, along with several appliances all delivering copious storage. The substantial master bedroom provides an excellent space for free standing furniture and boasts a built-in mirror fronted double wardrobe. The second double bedroom is ideal for a guest bedroom boasting a range of built in wardrobes to provide storage in abundance. This lovely apartment is completed with a three piece shower room.

The Apartment is offered For Sale with "No Seller Chain" involved

EPC Rating B

Council Tax Band - D - Cheshire East

Tenure - Leasehold

## ACCOMMODATION

### Lovell Court

Lovell Court retirement apartments enjoy a central village location, situated within easy reach of all village amenities. Every day shopping, post office, doctors and library are situated close by. The apartment offers safe and secure living with main door key fob entry system, 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 pretty, 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, ironing facilities and tumble dryers and a guest suite that can be booked for visiting relatives. Management and leasehold charges apply.

### Lovell Court Communal Entrance

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

### Apartment Accommodation

#### Entrance Hallway

A most welcoming start to the apartment, the spacious hallway gives access to all rooms along with a useful walk in storage cupboard housing the new hot water cylinder. Ample space is available for freestanding furniture or creating a study area. The hallway is completed with neutral décor.

### Open Plan Lounge through Dining Room

*23' 6" Maximum x 10' 10" Narrowing to 6'8" (7.16m x 3.30m)*

A bright, spacious, open plan lounge through dining room. The lounge area provides plentiful space for furniture. The focal point of the lounge being the central feature fireplace with attractive surround, matching inset and hearth housing a coal effect electric fire, The dining area enjoys double French style doors opening onto a Juliet balcony which provides a view over the communal gardens along with allowing natural light to fill the room. This lovely room is completed with coved ceiling and double doors opening to the kitchen.

### Kitchen

*6' 9" x 7' 6" Both Maximum (2.06m x 2.28m)*

The well-planned kitchen delivers a comprehensive range of matching beach coloured wall, drawer and base units, providing storage in abundance. Contrasting work surface flows to deliver ample preparation space. The inset single drainer sink unit with chrome tapware, sits below the window overlooking the gardens. Appliances include: A four-ring electric induction hob which sits below the pull-out extractor fan and integrated mid-level electric oven and grill, along with free standing under unit fridge and separate freezer. Ample space is available for a microwave.

### Master Bedroom

*16' 11" x 11' 4" (5.15m x 3.45m)*

The substantial master bedroom delivers exceptional space for freestanding bedroom furniture. The built-in double wardrobe with mirror fronted bi-folding doors, sits to one wall and provides hanging rail space and shelving.



### Bedroom Two

13' 7" x 9' 0" Both Maximum (4.14m x 2.74m)

The second spacious bedroom, makes an ideal guest room, offering a range of built in wardrobes and bedside cabinets, all delivering plentiful storage.

### Shower Room

Providing a matching three-piece suite to comprise: Double width step in shower with mains mixer shower, vanity style unit home to the hand wash basin and low-level WC. Completed with complimentary tiling, wall mounted electric towel heater and extractor fan.

### 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 doorstep. Holmes Chapel benefits from two highly regarded primary schools and secondary school. A number of pubs, restaurants and coffee shops can be found in and around the village. Holmes chapel offers a vibrant community centre and leisure centre. 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 - £927.65 P/A 2025

Service Charges - £3,802.89 P/A 2025

Reviewed annually.

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer





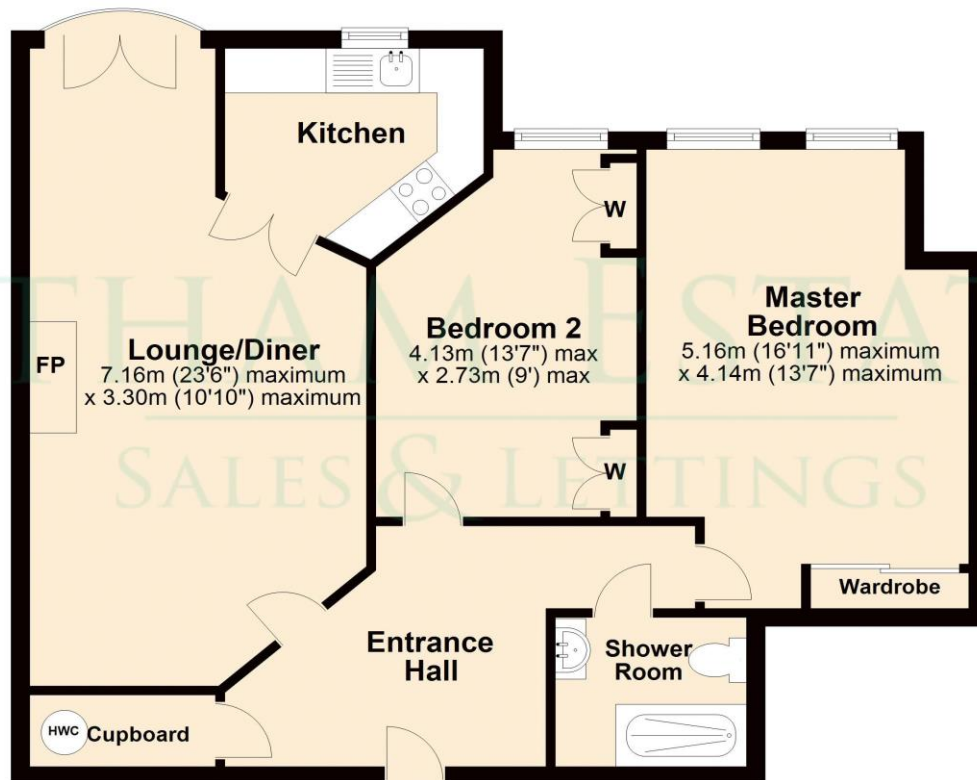
## Directions

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.