



First Floor Retirement Apartment

Spacious Open Plan Lounge / Dining Room

Well Planned Generous Kitchen

Two Double Bedrooms

Smart Three Piece Shower Room

Neutral Decor and Smart Carpets



Introduction

A most well presented two double bedroom first floor retirement apartment. Having been modernised and maintained to an exceptional standard by the current owners to offer superb ready to move into, bright, airy accommodation, with neutral decor and smart carpets throughout. Located a short walk from the main communal lift, therefore giving easy access to the ground floor main entrance and communal facilities. The apartment tour starts with its own private welcoming entrance hallway with a useful coat/storage cupboard, the hall gives access to most rooms. The generous, open plan, lounge through dining room provides ample space for free standing furniture, along with a central feature fire giving the lounge area a lovely focal point. Natural light fills the room via the window overlooking the pretty communal gardens. The well-planned kitchen offers a range of modern matching units to deliver ample storage, along with of appliances. The spacious Master bedroom boasts a double mirror fronted wardrobe to give plentiful hanging rail storage and shelving yet leaving a generous space for further bedroom furniture. The second double bedroom is a most versatile room, ideal home office or second sitting room. The apartment is completed with a smart three-piece shower room.

Viewing is highly recommended.

EPC Rating B

Council Tax Band - D - Cheshire East

Tenure - Leasehold

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 Hallway

The spacious hallway is a welcoming start to the property and gives access to the majority of rooms one being the storage cupboard housing hot water cylinder with shelving, ideal for linen and household items. Completed with newly fitted electric heater, neutral decor and smart carpets.

Open Plan Lounge through Dining Room

17' 2" x 11' 2" Maximum (5.23m x 3.40m)

The delightful bright, airy, open plan lounge/dining room provides plentiful space for all your furniture needs, the dining area enjoys a window overlooking the pretty communal gardens with Holmes Chapel in the distance. The lovely room delivers coved ceiling and neutral décor, along with a central feature fireplace with smart surround, matching inset and hearth housing an electric coal effect fire, giving the lounge area a perfect focal point. Completed with recently fitted electric heater and double doors giving access to the kitchen.

kitchen

8' 11" x 5' 8" (2.72m x 1.73m)

A larger than average, well planned kitchen delivering a range of matching beech effect wall, drawer and base level units to provide storage in abundance. Contrasting work surface flows round for plentiful preparation space and home to the inset single drainer sink unit with chrome mixer tapware, which sits below a window overlooking the lovely communal gardens. Appliances include: Four ring Neff electric hob set below the extractor fan and built in Neff electric oven, along with a free-standing larder style fridge freezer. Completed with complimentary splash-back tiling and neutral décor.

Master Bedroom

17' 7" x 9' 9" (5.36m x 2.97m)

A most generous sized master bedroom with ample room for bedroom furniture. The built-in double wardrobe with mirror fronted bi-folding doors offers hanging rail space and shelving. This superb bedroom is completed with a window overlooking the communal gardens, which allows natural light to flow through, neutral décor, smart carpets and a wall mounted electric heater.

Bedroom Two

11' 3" x 8' 8" Both Maximum (3.43m x 2.64m)

The versatile second bedroom would be ideal for a formal dining room, second sitting room or guest room if required with a window overlooking the gardens allowing natural light to fill the room. Completed with neutral décor, smart carpets and wall mounted electric heater.

Shower Room

A smart white matching three-piece suite comprises: Corner quadrant step in shower cubicle housing mains mixer shower with a stylish easy clean panelled wall, a vanity unit home to the the hidden cistern low level WC with useful storage cupboards surround and above, and a second matching vanity unit home to the hand wash basin with chrome mixer tapware and storage cupboards below. This lovely shower room is completed with complimentary tiled walls, wall mounted chrome heated towel rail and extractor fan.

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.

Lovell Court Facilities

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.

**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 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 - £927.65 P/A 2025

Service Charges - £3,927 P/A 2025

Reviewed annually.

Correct at the time of listing.

We recommend you check these details with your
Solicitor/Conveyancer



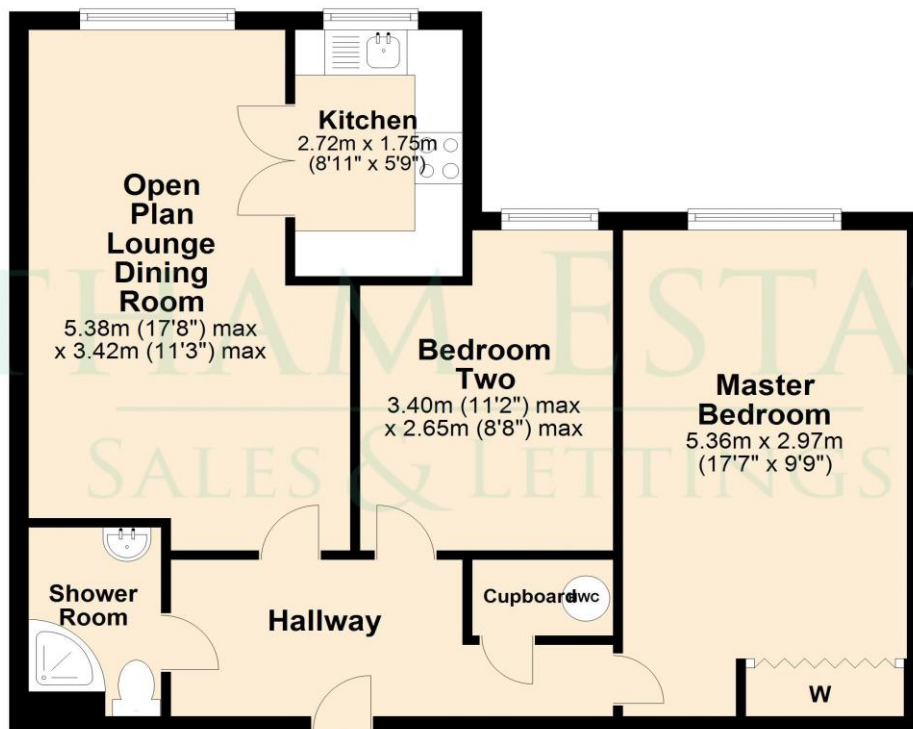
Directions

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



Total area: approx. 57.1 sq. metres (615.0 sq. feet)

This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
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.