



*General Overview of Lovell Court*

**Second Floor Retirement Apartment**

**Modern Well Planned Kitchen**

**Modern Three Piece Shower Room**

**Spacious Open Plan Lounge/Dining Room**

**Double Bedroom with Built In Wardrobe**

**No Seller Chain Involved**



## Introduction

A bright spacious one bedroom second floor retirement apartment. Located close to the lift, making ideal easy access to the ground floor main entrance and communal facilities. The apartment tour starts with its own private substantial entrance hallway with a useful coat cupboard; the hall gives access to all rooms. The generous open plan L-Shaped lounge through dining room provides ample space for free standing furniture, along with central feature fireplace giving the lounge area a lovely focal point. The well planned kitchen offers a range of beech effect matching units to deliver ample storage, along with a range of appliances. The double bedroom is a good size and provides a double mirror fronted wardrobe to deliver hanging rail storage and shelving, leaving ample space for bedroom furniture. The apartment is completed with a modern white three-piece shower room and good size airing cupboard.

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

Awaiting EPC

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.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

### Lovell Court 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 Accomodation

#### Hall

The hallway gives access to lounge, bedroom and shower room, completed with a useful coat cupboard.

#### Open Plan L Shaped Lounge/Diner

##### Lounge Area

17' 7" x 8' 5" (5.36m x 2.56m)

A good size lounge area, sitting open plan to the dining area, with a window allowing natural light to fill the space along with providing a view over the beautiful communal gardens. The central feature fireplace with decorative Adams style surround, matching inset and hearth housing electric fire gives the lounge area a main focal point. The lounge is completed with double doors leading to the kitchen.

##### Dining Area

8' 4" x 6' 0" (2.54m x 1.83m)

Open plan to the lounge, providing ample space for a dining table.

##### Kitchen 9' 0" x 5' 8" (2.74m x 1.73m)

A well planned kitchen is fitted with a range of beech coloured wall, drawer and base level units delivering ample storage space. Contrasting worksurfaces flow round to provide plentiful preparation space and incorporates the single drainer sink unit, completed with complimentary splashback tiling. Appliances include: Built in electric oven and grill, four ring electric hob and extractor fan over.





### Bedroom

12' 8" x 8' 9" (3.86m x 2.66m)

A generous double bedroom with built in double mirror fronted wardrobe providing ample hanging rail space and shelving.

### Shower Room

The modern shower room delivers a matching three piece suite to comprise: Double width step-in shower cubicle housing mains mixer shower, mid level WC and stylish vanity unit housing shaped wash hand basin with chrome mixer tapware. The shower room is completed with vanity mirror, vanity light, door to airing cupboard, wall mounted heater, extractor, and heated towel rail.

### Externally

Residents of Lovell Court enjoy beautifully maintained communal gardens which sweep around the complex and provide several seating areas, perfect to sit and enjoy the pretty surroundings.

### NB:

Management fees apply. Please ask for details.



### Location

Living in Lovell Court means becoming part of a friendly and vibrant community. The proximity to the village centre means that all essential amenities are just a short walk away. From shops and cafes to schools and recreational facilities, everything you need is within easy reach. Cheshire East is a beautiful area known for its scenic countryside, historic sites, and charming villages. This home offers the perfect balance between rural and accessibility, with excellent transport links to nearby towns and cities.

### Tenure

We have been informed the apartment is Leasehold with the remainder of a 125-year lease, from 2002.

Ground Rent - £791.89 P/A 2025

Service Charges - £2,535.26 P/A 2025

Reviewed annually.

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer



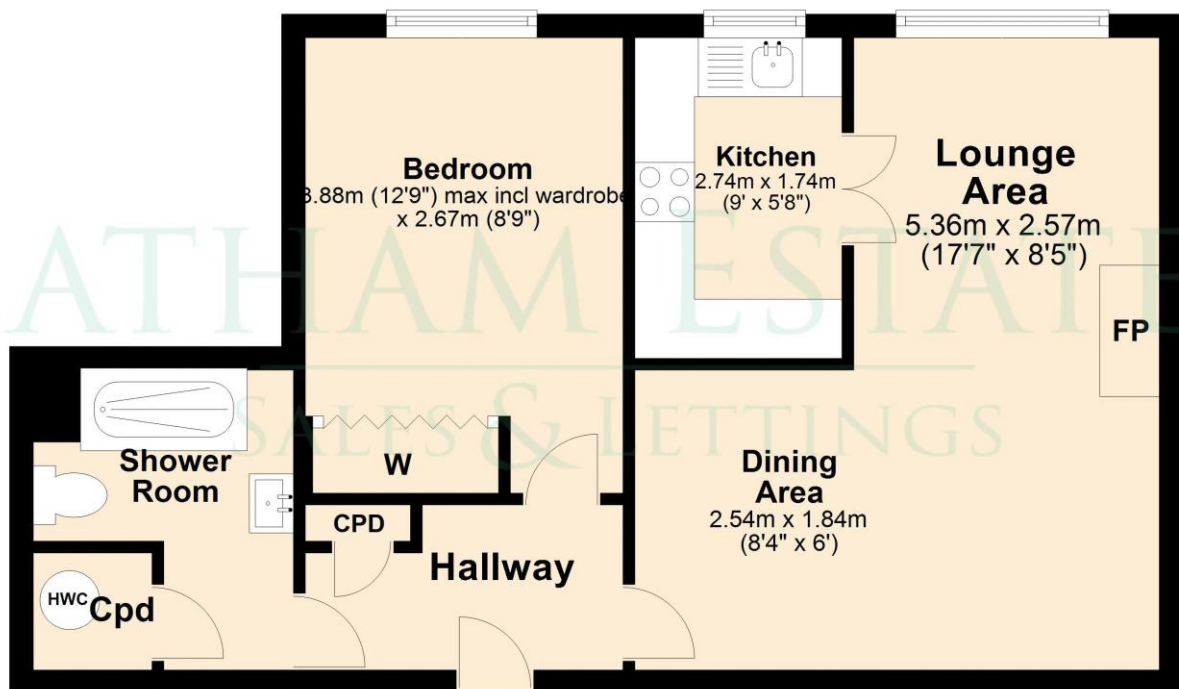
## Directions

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



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.