



First Floor Retirement Apartment

Bright Well Planned Kitchen

Modern three Piece Shower Room

Open Plan Lounge / Dining Room

Generous Bedroom with Wardrobe

Excellent Village Location



Introduction

A one-bedroom retirement apartment located on the first floor of Lovell Court, a welcoming community nestled within the village of Holmes Chapel. Residents benefit from easy access to all the amenities Holmes Chapel offers, including doctors, library, high street stores, and independent local shops. This bright apartment enjoys a sunny south-facing aspect, filling the space with natural light. Conveniently situated on the first floor with the communal lift being within easy reach, to give ideal convenience to the ground floor and all communal areas and reception. Upon entering, the hallway provides access to all rooms. The spacious lounge/dining room overlooks the sunny south side, offering ample space for freestanding furniture and a dining area. Double doors open to a generous kitchen fitted with an array of light beach-coloured units that provide ample storage, with contrasting work surface flowing round to deliver plentiful preparation space. There is space available for a freestanding washing machine and a larder-style fridge freezer. The kitchen is complete with a four-ring electric hob and stylish splashback tiling. The generously sized bedroom includes a built-in double wardrobe with mirrored doors, providing excellent storage. The apartment is finished with a modern three-piece shower room, featuring a quadrant corner shower and vanity units housing a concealed system WC and hand-wash basin. Additional storage is provided by a handy walk-in cupboard, perfect for household linen and appliances.

Offered For Sale with NO Seller Chain Involved

Awaiting EPC Rating

Council Tax Band - C - Cheshire East

Tenure - Leasehold

ACCOMMODATION

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 first and second floors.

Apartment Accommodation

Apartment Hallway

Providing access to all rooms, along with a walk-in cupboard, which is shelved ideal for house hold linen and appliances and houses the hot water cylinder.

Open Plan Lounge Dining Room 17' 9" Max into Dining Area x 11' 2" Max into Recess (5.41m x 3.40m)

The good-sized open-plan lounge/diner offers ample space for freestanding furniture and features a window overlooking the communal gardens. Its south-facing aspect allows natural light to flood the room, creating a bright and welcoming space. The room is finished with neutral décor, coved ceiling, carpeting, and double doors leading through to the kitchen.

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

The well-planned kitchen features a range of matching light beech-effect wall, drawer, and base units, providing ample storage throughout. A contrasting work surface offers generous preparation space and houses a four-ring electric hob with extractor above, along with a single drainer sink positioned beneath a window that enjoys views over the communal gardens. Spaces are available for both a freestanding fridge freezer and a freestanding washing machine. Please note: this kitchen does not include an integrated oven.

Bedroom 11' 9" x 8' 6" (3.58m x 2.59m)

The generous double bedroom enjoys a pleasant view over the communal gardens and benefits from a sunny south-facing aspect, allowing plenty of natural light into the space. There is ample room for freestanding furniture, and the room is enhanced by a built-in double wardrobe offering hanging rail space and shelving, along with bi-folding mirrored doors. Finished with neutral décor and carpeting, this bedroom provides both comfort and practicality.

Shower Room

The modern shower room features a stylish three-piece suite, comprising a corner quadrant style step-in shower with a mains mixer shower and a useful pull-out shower seat for added convenience. A vanity unit with integrated storage houses the hand wash basin with chrome tapware, while a second vanity unit is home to the hidden cistern low-level WC, ensuring a sleek and tidy finish. The room is completed with complementary wall tiling, creating a clean and contemporary look.



Lovell Court Facilities

Residents of Lovell Court enjoy access to a range of well-maintained communal amenities. The attractive landscaped gardens provide several quiet seating areas, perfect for relaxing and enjoying the afternoon sun. Additional facilities include a bright and spacious communal lounge with adjoining kitchen facilities, where regular social events and gatherings are held. A fully equipped laundry room offers washing machines and tumble dryers for residents' use, and a guest suite is available to book for visiting family or friends, charges apply.

NB:

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. Management fees apply. Please call 01477 533111 for details.



Location

Holmes Chapel is a popular Cheshire village, renowned for its attractive village centre that offers a comprehensive range of everyday shopping, combining charming independent shops with well-known high street brands. Nestled amidst beautiful surrounding countryside, it's an ideal location for keen walkers, with the scenic Dane Valley right on the doorstep. The village benefits from a variety of pubs and restaurants can be found in and around the village, providing plenty of social and dining options.

Tenure

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

Ground Rent - TBC

Service Charges - TBC

Reviewed annually.

Correct at the time of listing and subject to change.

We recommend you check these details with your Solicitor/Conveyancer.



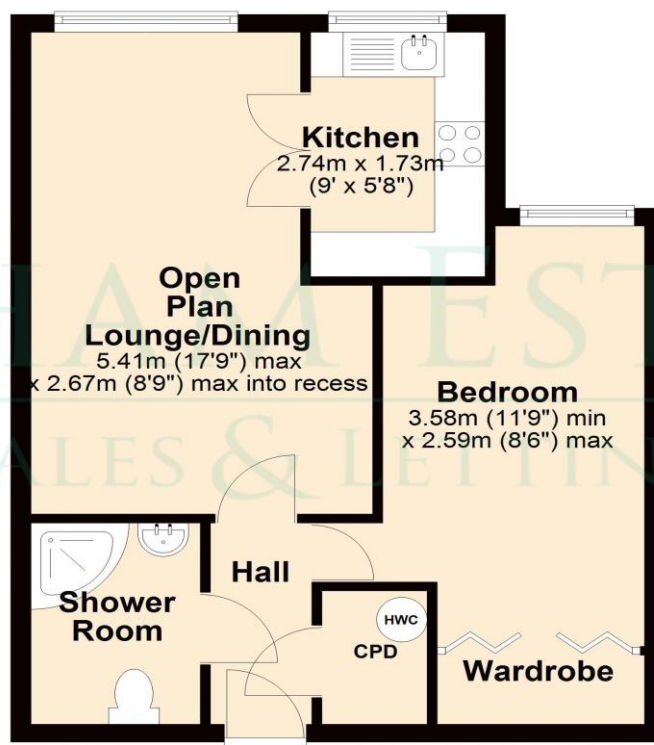
Directions

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



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