

# LATHAM ESTATES

SALES & LETTINGS

**Lovell Court  
Holmes Chapel**

**Guide Price £115,000**



*General Overview of Lovell Court*

**Second Floor Retirement Apartment**

**Double Bedroom with Wardrobes**

**Smart Three Piece Shower Room**

**Bright Open Plan Living/Dining Room**

**Well Planned Spacious Kitchen**

**No Seller Chain Involved**



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## Introduction

A most well-presented and spacious second floor retirement apartment, quietly positioned to the rear of Lovell Court and enjoying a pleasant westerly facing aspect. The apartment offers bright, secure, and ready to move into accommodation, ideal for those seeking comfort and convenience in a welcoming community. The private entrance hallway gives access to all principal rooms and includes a useful walk-in storage cupboard. The bright open-plan lounge/dining room enjoys afternoon and evening sunshine, enhanced by an attractive feature fireplace providing a lovely focal point. Double doors lead through to the well-planned modern kitchen, offering ample storage and a range of appliances. The generous double bedroom features a built-in wardrobe, providing excellent storage space whilst leaving plentiful room for additional furniture. The accommodation is completed by a smart, contemporary shower room, fitted with a modern white three-piece suite. Externally, beautifully maintained communal gardens surround Lovell Court, providing a delightful setting for residents to relax and socialise outdoors.

The apartment is offered for sale with no onward chain, ensuring a straightforward and stress-free move.

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 everyday 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 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 first and second floors.

### Apartment Accommodation

#### Entrance Hallway

A welcoming entrance hallway gives access to the majority of rooms and includes a good-sized walk-in airing/storage cupboard, housing the electric meters and hot water cylinder, with useful fitted shelving. The hallway is completed with a remote main entrance door release and intercom system, providing both convenience and security.

### Open Plan Lounge Dining Room

*23' 4" max into Dining Area x 14' 9" max (7.11m x 4.49m)*

The delightful, bright, and airy lounge/dining room offers generous space for a variety of furniture arrangements and is open plan to the dining area, which enjoys a pleasant outlook over the gardens below. This lovely room is tastefully decorated in neutral tones and features an attractive central fireplace with a stone-effect surround, matching inset and hearth, housing an electric fire to create a perfect focal point. Double doors lead through to the well-planned kitchen, enhancing the sense of space and flow.

### Kitchen

*9' 7" x 7' 7" (2.92m x 2.31m)*

A spacious and bright kitchen fitted with an extensive range of light beech effect wall, drawer, and base units, complemented by contrasting work surfaces that provide ample preparation space. The design incorporates an inset single drainer sink unit and a selection of integrated appliances, including a four-ring electric hob with extractor above and a mid-level fan-assisted oven and grill. The kitchen is completed with a freestanding fridge and freezer, ensuring everything is ready for immediate use.

### Bedroom

*13' 9" max x 17' 2" max (4.19m x 5.23m)*

A generous double bedroom, with a window to the rear elevation, enjoying a pleasant outlook and allowing plenty of natural light. The room offers ample space for a range of bedroom furniture, while the built-in, mirror-fronted wardrobe provides generous storage and adds a touch of elegance to the space.



### Shower Room

A smart and modern shower room fitted with a contemporary three-piece suite comprising a double-width walk-in shower with mains mixer shower, a low-level WC, and a wash hand basin set above a built-in vanity cupboard providing useful storage. The room is finished with a vanity mirror, wall mounted heated towel rail, and fully tiled walls featuring an attractive inset border, creating a clean and stylish look throughout.

### Externally

Residents of Lovell Court enjoy beautifully maintained communal gardens that sweep gracefully around the development, featuring several attractive patio areas, perfect spots to relax, unwind, and enjoy the peaceful surroundings.



### Location

Holmes Chapel is a highly regarded Cheshire village, known for its welcoming community and attractive centre. The village offers an excellent range of everyday amenities, including independent shops, larger high street names, cafés, and a choice of pubs and restaurants, all conveniently close by. Surrounded by beautiful countryside, Holmes Chapel provides plenty of opportunity for gentle walks, with the picturesque Dane Valley right on the doorstep. The village also benefits from strong local transport links, including a nearby railway station with regular services to Manchester, Manchester Airport, and Crewe mainline station, as well as easy access to the M6 motorway at Junction 18. Offering a lovely balance of convenience and rural charm, Holmes Chapel is the perfect location for those seeking a relaxed and well-connected place to enjoy retirement.

### Tenure

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

Ground Rent - £791.88 P/A 2025

Service Charges - £2,647.00 P/A 2025

Reviewed annually.

Correct at the time of listing and subject to change. We recommend you check these details with your Solicitor/Conveyancer.

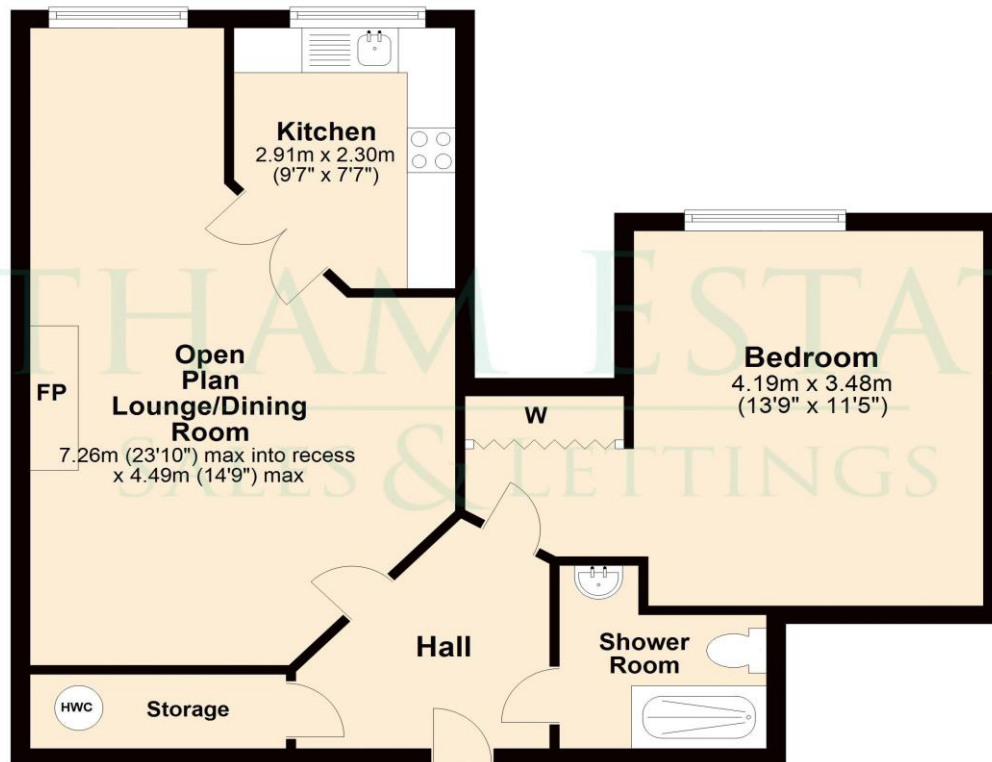


## Directions

Lovell Court is located in the centre of the village on Parkway, just off London Road. Use any of the village parking 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



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.