



Second Floor Retirement Apartment

Well Planned Kitchen

Three Piece Bathroom

Spacious Lounge through Dining Area

Double Bedroom with Built in Wardrobes

Excellent Village Location



Introduction

A most well-presented second floor retirement apartment in the heart of the village. This bright, spacious second-floor retirement apartment is located to the rear elevation of Lovell Court and perfectly placed to enjoy the afternoon sun. The property offers ready to move into accommodation, with the added benefit of new carpets, ideal for those seeking a comfortable and secure home within this well-regarded development. The tour begins with a private and substantial entrance hallway, providing access to all rooms and featuring a sizeable walk-in storage cupboard, which also houses the hot water system. The generous open plan lounge/dining room enjoys an attractive view over the manicured communal gardens, with a large window flooding the space with natural light. Double doors open through to the well-planned kitchen, fitted with an excellent range of units offering ample storage and workspace. The good sized double bedroom benefits from a built-in double wardrobe, leaving plenty of room for additional freestanding furniture. Completing the accommodation is a three-piece bathroom suite. Externally Lovell Court is surrounded by beautifully maintained communal gardens, providing pleasant outdoor seating areas where residents can relax and socialise in the summer sun. Those seeking independent living within a friendly community environment, with everything on the doorstep and no compromise on comfort or convenience. This apartment combines all those needs, an ideal choice for independent retirement living in the very heart of Holmes Chapel.

Offered for sale with "No Seller Chain Involved"

EPC Rating - C

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.

Lovell Court Communal 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

Entrance Hallway

The tour begins with a private and substantial entrance hallway, providing access to most rooms, as well as a walk-in hall cupboard, which is shelved for storage and houses the hot water cylinder.

Open Plan Lounge Through Dining Area

Lounge Area 10' 10" x 11' 2" (3.30m x 3.40m)

The spacious lounge area provides an excellent space for freestanding furniture, being open plan to the dining area and features coved ceiling with two ceiling light points, along with newly fitted carpet.

Dining Area 9' 4" x 8' 9" (2.84m x 2.66m)

Enjoying a pleasant view through the window overlooking the communal gardens, the area is filled with natural light and is completed with double doors opening to the kitchen.

Kitchen 9' 0" x 5' 9" (2.74m x 1.75m)

The kitchen offers a matching range of beech-effect wall, drawer and base units, providing plentiful storage space. A contrasting work surface flows around the room, offering ample preparation space and housing the inset single drainer sink, complemented by coordinating splashback tiling. Appliances include an integrated mid-level Electrolux electric oven and grill, and a four-ring electric hob with extractor over. There are spaces available for freestanding under-counter fridge and freezer. The kitchen is completed with a window to the rear elevation, coved ceiling and a wall-mounted heater.

Bedroom 14' 7" x 12' 1" Both Maximum (4.44m x 3.68m)

A generous double bedroom offering ample space for freestanding furniture. The room benefits from a built-in double, mirror-fronted wardrobe, providing hanging rail space and shelving. The bedroom is completed with a window to the rear elevation and coved ceiling.



Bathroom

The bathroom features a matching three-piece suite comprising: Panelled bath with mains mixer shower over and glass shower screen, low-level WC, and a vanity unit housing the wash hand basin with a useful double cupboard below. The room is completed with complementary tiled walls, a wall-mounted heater, vanity mirror with light over, extractor fan, and a heated towel rail.

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.



Location

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. 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.

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.



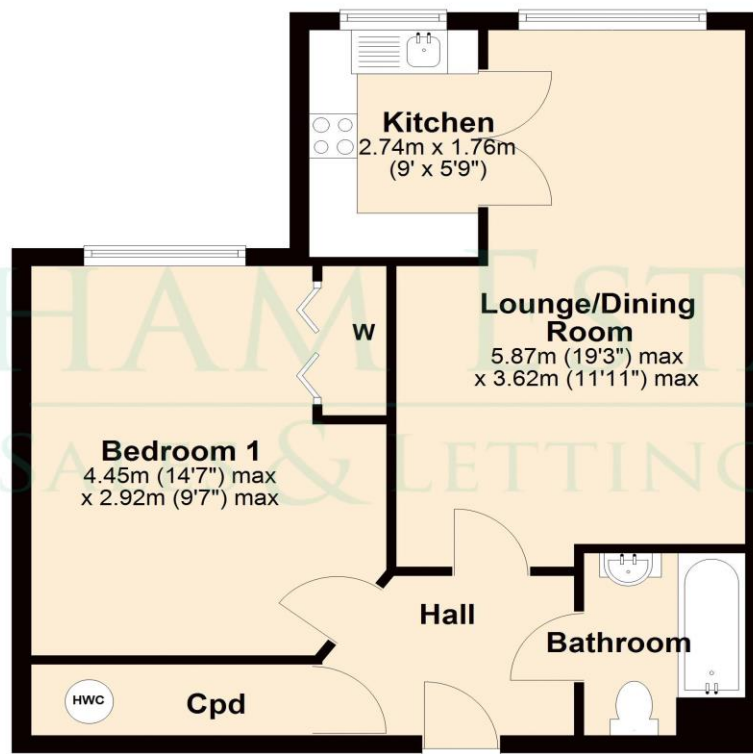
Directions

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