

LATHAM ESTATES

SALES & LETTINGS

**Lovell Court
Holmes Chapel**

Monthly Rental Of £900



Available Now !!!

Substantial Lounge with Balcony

New Stylish Shower Room

Retirement Apartment

Superb New Kitchen

Generous Double Bedroom



16 The Square Holmes Chapel, CW4 7AB
Tel: 01477 533111
www.latham-estates.co.uk

Introduction

AVAILABLE NOW. A most well-presented retirement apartment, ideally positioned on the second floor and just a short distance from the communal lift. The apartment has been comprehensively modernised by the Landlord and now benefits from a superb newly fitted kitchen, a stylish three-piece shower room, full redecoration and new carpets and flooring throughout. This is one of the largest one-bedroom apartments within Lovell Court, conveniently located only steps from the communal lift, providing ease of access to the communal facilities and the main entrance on the ground floor, which in turn leads directly into the village centre. Enjoying a pleasant easterly-facing aspect, the apartment is naturally light and welcoming throughout. The accommodation begins with a spacious entrance hallway, leading through to a generous open-plan lounge and dining area. Double French style doors with a Juliet balcony offer views over the village, providing the perfect spot to sit and watch the world go by while allowing natural light to flood the room. Double doors open into the beautifully presented, newly fitted kitchen, thoughtfully designed with an excellent range of contemporary matching units and appliances. The sizeable double bedroom features a fitted double wardrobe and offers ample space for additional freestanding furniture. Completing the accommodation is a new stylish three-piece shower room and a substantial walk-in storage cupboard with shelving.

NB: Age restrictions apply.

EPC Rating – C Council Tax Band - C - Cheshire East Available Long Term Minimum 12 months
Available Un-Furnished A Deposit of one months rent applies £900.00
A Reservation Fee of One Weeks Rents applies £207.69 Terms & Conditions Apply

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

Apartment Entrance Hallway

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

Open Plan Lounge Through Dining, Study Area Overall
Maximum 31' 3" Max x 10' 10" Max (9.52m x 3.30m)

Lounge Area

The spacious lounge area provides an excellent space for freestanding furniture, being open plan to the dining and study areas. Completed with fresh neutral decoration and stylish newly fitted carpet.

Dining Area 6' 4" x 6' 6" (1.93m x 1.98m)

Enjoying a pleasant view via the double French style doors with Juliet balcony overlooking the village, the area is filled with natural light with a second full length window. Completed with double doors opening to the kitchen, fresh neutral decor and new carpets.

Study Area 5' 11" x 6' 2" (1.80m x 1.88m)

Located to the rear of the lounge, an ideal space for a study area.

Kitchen 6' 2" x 7' 7" (1.88m x 2.31m)

A fabulous, newly fitted and well-planned kitchen offering an excellent range of white Shaker-style wall, drawer and base units, providing ample storage. A contrasting work surface wraps around the kitchen to create generous preparation space and incorporates an inset one-and-a-half bowl sink with single drainer and swan-neck mixer tap. Appliances include a new mid-level electric oven with grill, four-ring electric hob with brushed chrome splashback, chimney-style extractor hood, and a freestanding fridge freezer. A window allows natural light to flood the space, enhancing the bright and contemporary feel.

Bedroom 10' 7" Min x 9' 2" Max (3.22m x 2.79m)

The spacious double bedroom offers ample room for freestanding furniture and features a built-in, mirror-fronted double wardrobe providing generous hanging rail space and shelving. The room is finished with neutral décor and new, stylish carpeting, creating a calm and comfortable retreat.

Shower Room

A beautifully newly fitted shower room featuring a contemporary three-piece suite comprising a triple width, step-in shower with eye-catching, easy clean tiled effect panelled walls and mains mixer shower. The suite is completed with a concealed cistern, mid-level WC and a stylish vanity unit housing the wash hand basin with useful storage beneath.



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 apply. Please call 01477 533111 for details.

Tenant Information

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Council Tax Band - C - Cheshire East

Available Long-Term Minimum 12 months

Available Un-Furnished

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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.



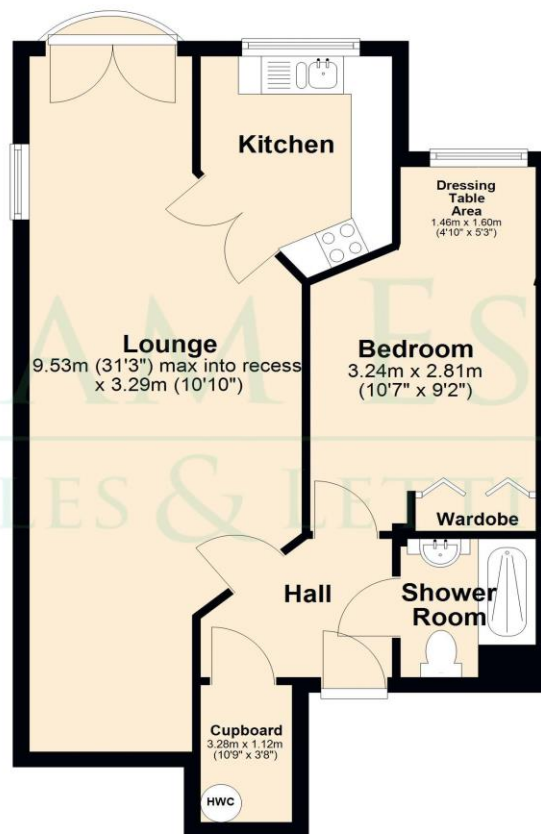
Directions

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 TENANTS: 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 Landlord 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

Intending tenants will be asked to produce identification when an application is made.

We would ask for your co-operation in order that there will be no delay in agreeing the tenancy.