



**GASCOIGNE
HALMAN**

25 LOVELL COURT, PARKWAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £98,000

Located on the first floor a generous apartment with a large 'L' shape bedroom with two sets of fitted wardrobes.

Lovell Court is a popular location right in the heart of Holmes Chapel village with all its amenities within a very short flat walk.

As such, this popular development, is extremely sought after, this particular apartment will be no exception

Conveniently positioned by the stairs and a short walk from the lift, at the end of the corridor, therefore having no passing foot traffic, the entrance hall has a large storage cupboard along with a bathroom which is fitted with a three piece suite which includes a large walk in shower enclosure. The living room has a Juliette balcony overlooking the garden along with a feature fireplace, while the kitchen is fitted with a range of units along with space for appliances and a window to the side.

The bedroom is of particular note, being a larger bedroom than most on the development, 'L' shape in style providing two sets of double built in wardrobes and two windows overlooking the gardens ensuring plenty of natural light coming in.

Lovell Court has many communal facilities which include an overnight guest suite, communal living room and kitchen within the entrance area and a laundry room with washing, drying and ironing facilities. A house manager is on hand during the week.

The parking for Lovell court is to the front, while all residents have full use and enjoyment of the well manicured gardens.

An age restricted development in the heart of Holmes Chapel village.

DIRECTIONS

CW4 7FW - Parkway, Holmes Chapel

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 of the M6. The village has its own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities.

TENURE

Leasehold with the remainder of 125 year lease, from 2002.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

VIEWING

Viewing strictly by appointment through the Agents.

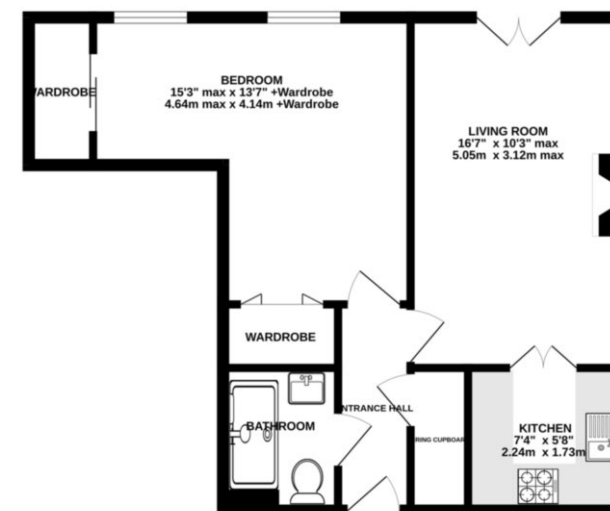
LOCAL AUTHORITY

Cheshire East, council tax band C

ENERGY PERFORMANCE RATING

EPC Rating: D

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metrage CS224

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**GASCOIGNE
HALMAN**

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