



**GASCOIGNE
HALMAN**

59 LOVELL COURT, PARKWAY, HOLMES CHAPEL

THE AREAS LEADING ESTATE AGENT

| £100,000

A spacious second floor apartment with views over the gardens from all rooms, generous bedroom and a refitted three piece shower room

Lovell Court is a very popular development being right in the heart of Holmes Chapel centre.

This particular property offers very spacious accommodation. Located on the second floor the property has no passing foot traffic, the bright and airy accommodation is all accessed via the entrance hallway which has a very large storage cupboard. The lounge diner has French doors and a Juliette balcony along with double doors opening to the refitted kitchen. The kitchen is fitted with a range of units along with space for a fridge and a freezer, eye level oven and hob. Also off the entrance hall is the refitted shower room.

Fitted with a three piece white suite which includes a large walk in shower enclosure and a vanity sink unit with storage below.

The bedroom is quite unique, being of very generous proportions, as you walk into the room, there are built in wardrobes with mirror bi-folding doors, while the remainder has further built in wardrobes and units surrounding the space for a double bed.

Lovell Court offers peace of mind, secure living with an age restriction for residents. A residents lounge is available for use if required as is the double guest suite. The laundry room is very well maintained offering a number of washing machines, dryers and ironing facilities. A house manager is on hand during the week working hours while externally there is ample residents parking and well manicured gardens for the use of all residents if required.

A well cared for apartment with no upward chain.

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 a 125 year lease (103 years remaining)

SERVICES (NOT TESTED)

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

VIEWING

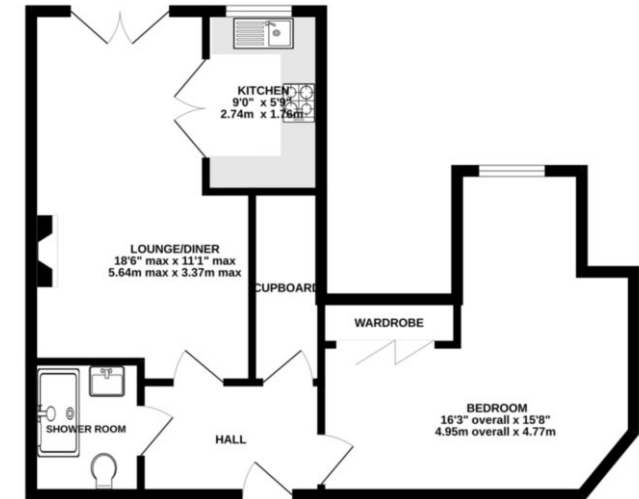
Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

LOCAL AUTHORITY

Cheshire East, Council tax band C

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metaphor 12/24

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**GASCOIGNE
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