

LATHAM ESTATES

SALES & LETTINGS

**Lovell Court
Holmes Chapel**

Guide Price £99,950



Beautifully Presented Retirement Apartment
Bright, Open Plan Lounge through Dining Room
Three Piece Bathroom Suite

Well Planned Kitchen
Spacious Double Bedroom
No Seller Chain Involved



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Introduction

A beautifully presented one-bedroom retirement apartment. Located on the east side of this well-regarded retirement development, this light and airy first-floor apartment enjoys the benefit of afternoon sun and offers ready-to-move-into accommodation which is presented to a high standard throughout. The property features neutral, tasteful décor and begins with a private entrance hallway, providing access to all main rooms, as well as a spacious walk-in storage cupboard, ideal for linens and household essentials. The open-plan lounge and dining area enjoys an easterly aspect, allowing natural light to flood the space. The feature central fireplace adds charm and a homely focal point. The well-proportioned double bedroom includes a built-in double wardrobe and ample space for freestanding furniture. The kitchen is thoughtfully designed, fitted with a range of matching units and quality integrated appliances, offering excellent storage and functionality. A well-appointed three-piece bathroom suite completes the accommodation. Lovell Court is a well-established retirement community ideally situated in the heart of Holmes Chapel village, within walking distance of the local shops, post office, GP surgery, and library. This friendly and settled development offers a safe and supportive environment, perfect for enjoying village life. Additional benefits for peace of mind are: Secure key fob main entrance & intercom system with remote door release, Emergency pull cord system throughout, linked to a 24-hour central help centre

This lovely apartment is "Offered For Sale with No Seller Chain Involved

EPC Rating – B

Council Tax Band: C (Cheshire East)

Tenure: Leasehold

ACCOMMODATION

Lovell Court Main Entrance

A secure entrance leads to the main 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 Accommodation

Apartment Hallway

A lovely start to the apartment with a private entrance door opening to the hallway where access is gained to all rooms and useful walk in storage cupboard with storage shelving and home to the hot water cylinder. The hallway is completed with main entry intercom system.

Open Plan Lounge Through Dining Room

23' 3" Reducing to 18'5" x 10' 6" Reducing to 6'7" (7.08m x 3.20m)

A delightful, bright, spacious, open plan lounge through dining area enjoying a view over the easterly facing communal gardens. The central feature fireplace with an attractive surround, matching inset and hearth with a coal effect electric fire, gives the lounge a pleasant focal point. The lounge is completed with coved ceiling, wall mounted heater and double doors opening to the kitchen.

Kitchen

8' 9" x 7' 6" Both Maximum Measurements (2.66m x 2.28m)

The well planned kitchen offers a range of matching modern light beech effect wall, drawer and base units delivering ample storage. Contrasting work surface flows round to provide plentiful preparation space and home to the inset single drainer sink unit that sits below the window, providing a view over the communal gardens. Integrated appliances include: Mid level Bosch oven with grill, four ring electric hob with extractor over, along with freestanding fridge and separate freezer. This bright, airy kitchen is completed with complimentary splash back tiling.

Double Bedroom

17' 7" x 9' 1" (5.36m x 2.77m)

A generous double bedroom with ample space for freestanding bedroom furniture. The built in double mirror fronted wardrobe provides generous hanging rail space and shelving. The bedroom is completed with a window overlooking the communal gardens.

Bathroom

A matching three-piece suite comprising: Panelled bath with wall mounted mains mixer shower over and shower screen, low level WC and vanity style hand wash basin unit with storage cupboard below.



Lovell Court Facilities

The pretty, 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 and tumble dryers and a guest suite that can be booked for visiting relatives.

Tenure

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

Ground Rent - 791.89 P/A 2025

Service Charges - 2,535.26 P/A 2025

Reviewed annually. Correct at the time of listing.

We recommend you check these details with your

Solicitor/Conveyancer



Location

Lovell Court – Retirement Living in the Heart of the Village.

Lovell Court retirement apartments boast a prime village centre location, placing residents within easy walking distance of essential amenities, including everyday shopping, a post office, doctors' surgery, and the village library. Designed for comfort, safety, and peace of mind, the apartment benefits from a secure key fob entry system and an individual intercom providing remote front door access.

For added reassurance, each room is equipped with an emergency pull cord linked directly to a central help centre, ensuring assistance is always close at hand.



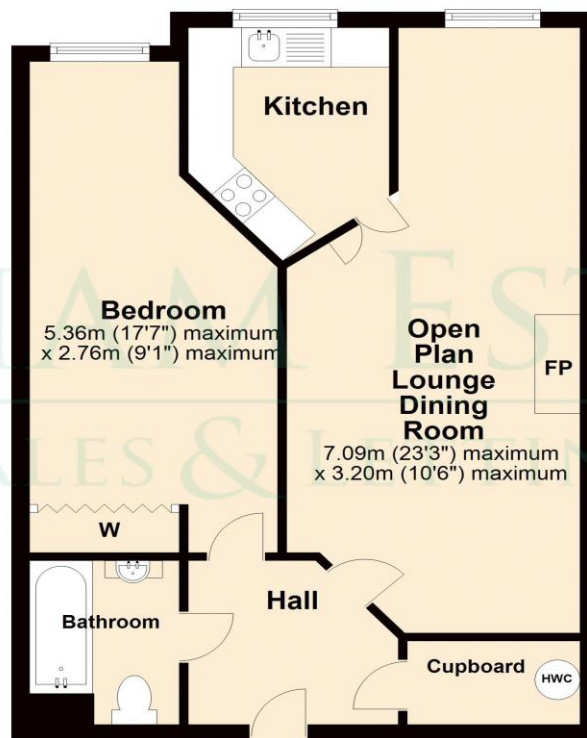
Directions

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



Total area: approx. 52.7 sq. metres (566.9 sq. feet)

This plan is NOT to scale. All measurements are approximate only. Created for illustrated 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.