



**Ground Floor Retirement Apartment**

**South Facing Patio Overlooking Communal Gardens**

**Well Planned Kitchen with Appliances**

**Generous Double Bedroom**

**Spacious Lounge/Dining Room**

**Stylish Three Piece Shower Room**



## Introduction

This larger than average ground floor one bedroom retirement apartment must be viewed to fully appreciate the size, layout, and excellent standard of accommodation on offer. Featuring a spacious open plan lounge through dining room, a generous main bedroom and well planned kitchen, this superb apartment provides comfortable and practical living within a sought after retirement development. Positioned on the sunny south side of Lovell Court, the apartment enjoys a delightful, paved patio area with views over the beautifully maintained communal gardens. Its location within the building is particularly convenient, being just a short distance from the main entrance and communal facilities. The accommodation begins with a private entrance hallway, providing access to most rooms and a useful, sizeable walk in storage cupboard, ideal for household items and linen. The bright and airy open plan lounge through dining room offers generous space for furniture and benefits from direct access to the patio area, perfect for enjoying the warmer months and the pleasant garden outlook. The room is centred around a feature fireplace, creating an attractive focal point. The well-planned kitchen is fitted with a range of smart, matching units, providing ample storage along with appliances. The spacious double bedroom offers excellent storage with a built-in mirrored wardrobe, while the accommodation is completed by a recently installed stylish three piece shower room. Lovell Court is a popular retirement complex ideally positioned within the heart of the village centre, only a short walk from local shops, the doctors' surgery, and the library, making it perfect for convenient village living.

The apartment is offered for sale with no onward chain, allowing for a straightforward purchase.

Awaiting EPC

Council Tax Band – C - Cheshire East

Tenure - Leasehold (call for details)

## ACCOMMODATION

### Lovell Court

Lovell Court retirement apartments enjoy a central village location, positioned within easy reach of all local amenities, including everyday shopping, the post office, doctors' surgery, and library, all of which are just a short walk away. The development is designed to provide safe and secure retirement living, benefiting from a main entrance with key fob access and an individual apartment intercom system, allowing residents to remotely release the front door for visitors. For additional peace of mind, each room within the apartment is fitted with an emergency pull cord, which is linked to a central help centre. The development is set within attractive, well-maintained communal gardens, offering several pleasant seating areas where residents can relax and enjoy the afternoon sun. Residents also benefit from a range of communal facilities, including a bright and spacious residents' lounge with kitchen facilities, where regular social gatherings and activities are held. Additional amenities include a laundry room equipped with washing machines and tumble dryers, along with a guest suite that can be booked for visiting relatives or friends (charges apply).

### Lovell Court Communal Entrance

A secure communal entrance provides access for residents and visitors into the welcoming reception area of Lovell Court. Here you will find the House Manager's office, communal residents' lounge, laundry room, and the guest suite available for visiting relatives. A lift is conveniently located nearby, providing easy access to the first and second floors.

### Apartment

#### Entrance Hallway

The tour begins with a private and spacious entrance hallway, giving access to most rooms and featuring a large walk-in storage cupboard, fitted with shelving and housing the hot water cylinder, ideal for household appliances and linen.

**Open Plan Lounge Dining Room** 23' 4" Maximum to Dining Area x 10' 7" Maximum (7.11m x 3.22m)

#### Lounge Area

The spacious lounge offers plenty of room for an array of furniture. The lounge area is centred around an attractive feature fireplace with matching inset and hearth, housing an electric coal-effect fire, adding warmth and a main focal point to the room, all creating a welcoming space to relax.

#### Dining Area

Open plan to the lounge is the dining area, featuring a full length window and French door that open onto the paved patio, offering a lovely outlook over the communal gardens while allowing plenty of natural light to fill the room. Double doors lead through to the kitchen, creating a smooth and practical flow between the spaces.

**Kitchen** 8' 0" x 7' 7" Both Maximum (2.44m x 2.31m)

The well-planned kitchen is fitted with a range of light beech-effect wall, drawer and base units, providing excellent storage and contrasting work surfaces for ample preparation space. There is an inset single drainer sink with chrome mixer tap, along with integrated appliances including a four-ring electric hob with extractor over and a mid-level fan-assisted oven and grill. Space is available for a freestanding fridge and freezer, and a window overlooking the communal gardens completes the room.

**Bedroom** 17' 4" x 9' 2" (5.28m 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, creating a calm and comfortable retreat.



### Shower Room

A recently fitted, stylish shower room featuring a contemporary three-piece suite, comprising: Triple width step-in shower with eye-catching easy clean panelled walls and a mains mixer shower. The suite is completed with a low-level WC and a vanity unit with wash hand basin and handy storage beneath, finished with a vanity mirror and modern flooring for a sleek, practical look.

### Externally

Residents of Lovell Court enjoy beautifully maintained communal gardens that sweep around the complex, with several patio areas perfect for sitting and enjoying the peaceful, pretty surroundings.

### NB:

Age Restrictions 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 -£792.00P/A 2025  
Service Charges - £2648.00 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.



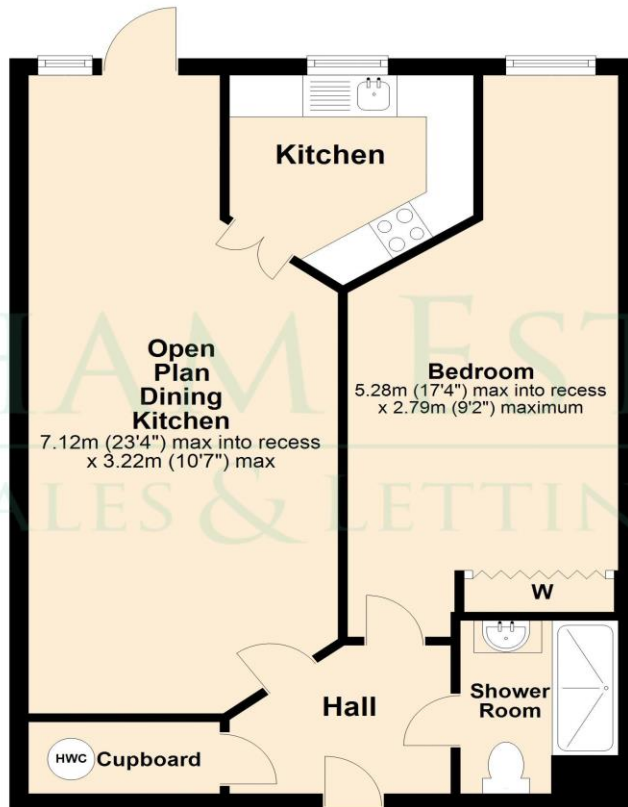
## Directions

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.