



46 Lovell Court Parkway, Holmes Chapel, CW4 7FW

£110,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

46 Lovell Court Parkway

Holmes Chapel

Well-presented first-floor 1-bed apartment in central Holmes Chapel. Features Juliet balcony, modern shower room, built-in storage, residents' amenities, parking, and no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

- Located in Lovell Court, right in the heart of Holmes Chapel centre
- Ideally located on the first floor within a short walk of the lift
- Lounge diner with Juliet Balcony overlooking the gardens
- Kitchen with space for appliances
- Large storage cupboard
- Double bedroom, built in wardrobes with mirror bi-folding doors
- Newly fitted modern shower room
- Residents parking and well-manicured gardens
- Communal lounge area, guest suite, laundry room and house manager
- No onward chain



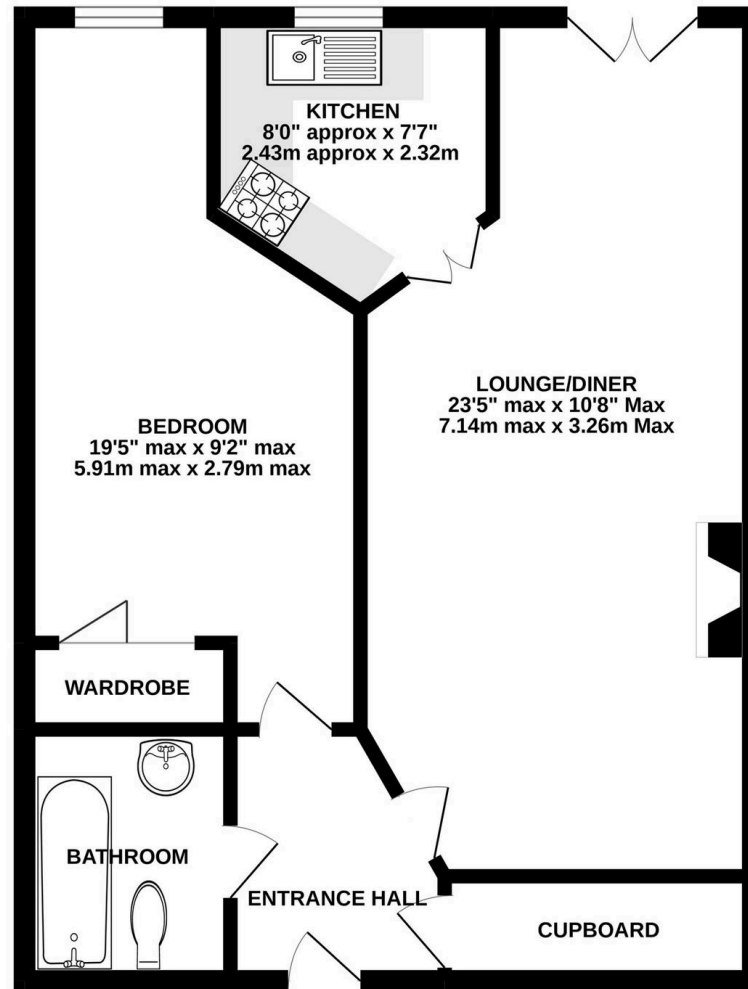
46 Lovell Court Parkway

Holmes Chapel

The apartment is ideally positioned on the first floor, just a short walk from the lift, providing easy access for residents. The spacious lounge diner features a Juliet balcony with delightful views over the beautifully maintained communal gardens, creating a bright and airy living space. The modern kitchen is fitted with ample cabinetry and provides space for essential appliances. The generous double bedroom includes built-in wardrobes with stylish mirror bi-folding doors, offering excellent storage solutions. A recently fitted, contemporary shower room adds a touch of luxury, while a large storage cupboard in the hallway ensures there is plenty of room for belongings. Residents also benefit from a range of communal facilities, including a welcoming lounge area, a well-equipped laundry room, a guest suite for visitors, and the reassurance of an on-site house manager. The property is offered with no onward chain, making it an ideal choice for those looking to move quickly and with minimal hassle. Outside, Lovell Court boasts well-manicured communal gardens that provide a peaceful and attractive setting for residents to relax and enjoy the outdoors. Mature planting, neat lawns, and thoughtfully designed pathways create a tranquil environment, perfect for a morning stroll or simply unwinding with a book. Residents' parking is available within the development, offering convenience and peace of mind for both homeowners and their guests. The gardens are maintained to a high standard throughout the year, ensuring that the outdoor spaces remain inviting and picturesque in every season. With Holmes Chapel's shops, cafes, and amenities just a short walk away, as well as excellent transport links nearby, this apartment offers the perfect blend of convenience, comfort, and community living. Age restrictions apply.



GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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