



**First-Floor Retirement Apartment**

**Two Spacious Double Bedrooms**

**Stylish Upgraded Three-Piece Shower Room**

**Open-Plan Lounge/Dining With Juliet Balcony**

**Modern Fitted Kitchen With Ample Storage**

**Well-Maintained Communal Gardens**



## Introduction

A most beautifully presented, bright and spacious first floor retirement apartment, ideally positioned to the front of Lovell Court, enjoying pleasant views over the village centre. This ready to move into home offers thoughtfully arranged accommodation, including two generous double bedrooms, a stylish modern kitchen, a stunning three-piece shower room and a bright, airy open-plan lounge and dining area. The accommodation begins with a substantial private entrance hallway, providing access to all rooms and featuring a large, walk-in shelved storage cupboard, ideal for everyday practicality. The impressive open plan lounge and dining room is a standout feature, benefitting from French doors opening onto a Juliet balcony, perfectly framing views across the village and allowing natural light to flood the space. An attractive central fireplace creates a welcoming focal point within the lounge area. Double doors lead from the dining area into a beautifully upgraded kitchen, fitted with a range of matching cream high gloss shaker-style units, offering excellent storage and a sleek, contemporary finish. The sizeable principal bedroom enjoys a dual aspect, along with built-in wardrobes, leaving ample room for additional freestanding furniture. The second double bedroom is equally versatile, ideal as a guest bedroom, formal dining room, hobby space or additional sitting room, depending on individual needs. Completing the accommodation is a smart, recently upgraded three-piece shower room, finished to a high standard. Externally, Lovell Court is surrounded by beautifully maintained communal gardens, providing a peaceful setting for residents to relax, enjoy the summer months and socialise with neighbours.

The apartment is offered for sale with no onward chain, ensuring a smooth and straightforward purchase.

Awaiting EPC Council Tax Band – D – Cheshire East Tenure – Leasehold (please call for details)

## ACCOMMODATION

### Lovell Court

Lovell Court is a well-regarded retirement development, ideally positioned in the heart of the village, offering convenient access to a range of everyday amenities including shops, a post office, doctors' surgery and library, all within easy reach. Designed with comfort and security in mind, the development benefits from a main door entry system with key fob access, alongside an intercom system within each apartment allowing residents to grant remote access to visitors. For additional peace of mind, every room is fitted with an emergency pull cord system connected to a central assistance centre. The development is set within attractive, well-maintained communal gardens, providing a pleasant outdoor space for residents to relax and enjoy the surroundings. Internally, residents can take advantage of a bright and spacious communal lounge with kitchen facilities, where regular social events and gatherings are held, fostering a welcoming community atmosphere. Further facilities include a dedicated laundry room equipped with washing machines and tumble dryers, as well as a guest suite available to book for visiting family and friends (charges apply).

### Lovell Court Main Entrance

A secure main communal and visitors entrance opens into the welcoming reception area of Lovell Court, where residents have access to the house manager's office along with the communal lounge, communal laundry facilities and a guest suite for visiting friends and family. Conveniently located nearby is a lift service, providing easy and comfortable access to both the first and second floors, ensuring the development is well suited for independent yet supported retirement living.

### Apartment Accommodation

#### Entrance Hallway

With its own private front door opening into an extensive and welcoming hallway, the property immediately creates a sense of individuality, feeling more like a bungalow than an apartment. The hallway provides access to all principal rooms.

### Open Plan Lounge Diner

#### Lounge Area 9' 8" x 11' 2" (2.94m x 3.40m)

Open plan to the dining area, the bright and airy lounge offers ample space for a range of freestanding furniture. An attractive feature fireplace provides a natural focal point, complete with a matching inset and surround and contrasting hearth housing a coal-effect electric fire.

#### Dining Area 9' 3" x 8' 11" (2.82m x 2.72m)

The bright and airy dining area offers ample space for freestanding dining furniture, creating a comfortable setting for both everyday use and entertaining. Double-glazed French-style doors open onto a Juliet balcony, enjoying an attractive view over the village centre, an ideal spot to watch the world go by. The dining area is completed with double doors leading through to the kitchen.

#### Kitchen 8' 11" x 5' 8" (2.72m x 1.73m)

A fabulous kitchen fitted with a range of stylish cream high gloss Shaker style wall, drawer and base units, providing excellent storage throughout. A contrasting work surface flows around the room, offering ample preparation space with under-unit lighting adding a modern touch. The inset oval single drainer sink unit with swan-neck chrome mixer tap is positioned beneath a window, allowing natural light to fill the space. Appliances include a four ring electric hob with chimney style extractor hood over and an electric mid-level oven with grill, along with a freestanding fridge and freezer. The kitchen is further enhanced by an attractive tiled splash back and complementary flooring, completing this superb and well-appointed space.

### Shower Room

The beautifully recently fitted and stylish three-piece shower room features a spacious step-in double width shower enclosure with a mains mixer shower. A vanity unit incorporates a hand wash basin with chrome mixer tapware and useful storage beneath, alongside a further vanity unit housing a concealed cistern low-level WC. The room is finished to a high standard with eye-catching contemporary tiling and contrasting flooring, creating a sleek and modern space.



**Master Bedroom** 15' 9" Minimum x 9' 2" (4.80m x 2.79m)  
Located at the end of the hallway is the impressive master bedroom, enjoying a dual aspect with a slimline full-length window to the side elevation and an additional window to the front. The room benefits from a fitted mirrored double wardrobe, providing ample hanging rail space and shelving, while still offering generous proportions to accommodate further bedroom furniture as required.

**Bedroom Two** 9' 2" x 8' 8" (2.79m x 2.64m)  
A further double bedroom provides a highly versatile space, ideal for use as a guest bedroom, formal dining room, additional sitting room or hobby room, depending on individual needs.

### Tenure

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

Ground Rent - £927 P/A Approx

Service Charges - £3803.00 Approx

Reviewed annually.

Correct at the time of listing and subject to change. We recommend you check these details with your Solicitor/Conveyancer.



### Location

Holmes Chapel is a highly sought after Cheshire village, known for its attractive and vibrant centre. At its heart sits Lovell Court, a well-positioned retirement development offering comfortable accommodation designed specifically for safe retirement living, with all the village's amenities just a short stroll away. Residents enjoy a comprehensive range of everyday facilities, from independent boutiques to well-known high street names, creating a lively yet welcoming community atmosphere. Surrounded by picturesque countryside, the village is particularly appealing to those who enjoy the outdoors, with scenic walking routes close by, including the beautiful Dane Valley right on the doorstep. A variety of pubs and restaurants can be found both within the village and in the surrounding countryside, offering plenty of choice for dining and socialising with family and friends. For commuters and visitors alike, the village is exceptionally well connected. Holmes Chapel Railway Station provides regular rail services to Manchester, Manchester Airport and Crewe, where a mainline station offers further national connections. Road access is equally convenient, with Junction 18 of the M6 Motorway just a short drive away, linking to the wider North West motorway network. Altogether, Holmes Chapel offers an ideal blend of village charm, modern convenience and excellent connectivity, making it a perfect setting for a relaxed and fulfilling retirement lifestyle at Lovell Court.

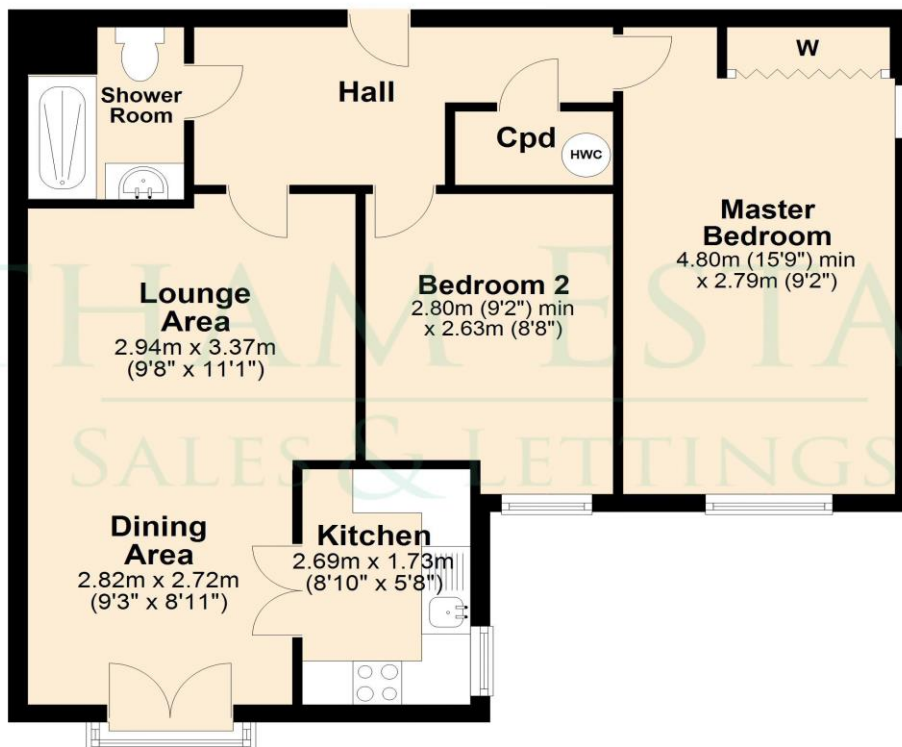


## Directions

Lovell Court is located in the centre of the village on Parkway, just off London Road. Use any of the village parking facilities. Once your viewing is confirmed, a member of Latham Estates will meet you at the front of the development. Post Code: CW4 7FW Viewing Strictly by Appointment



## Floor Plan



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.