



General Overview of Lovell Court

Immaculate First Floor Retirement Apartment

Modern Well Planned Kitchen

Three Piece Shower Room

Bright Airy Lounge/Dining Room

Double Bedroom with Fitted Wardrobes

NO SELLER CHAIN INVOLVED



Introduction

This beautifully presented retirement apartment offers ready to move into accommodation, having been maintained to a high standard throughout. Located on the first floor, being only a short walk to the communal lift and stairs. Lovell Court could not be more convenient, positioned just moments from Holmes Chapel village centre and its excellent range of amenities. The bright, airy accommodation starts with a private entrance hallway giving access to the majority of rooms, along with a useful walk-in storage cupboard. The well-proportioned lounge through dining room, enjoys views over the attractive communal gardens with the village beyond, while a stylish feature fireplace provides an appealing focal point. Double doors lead through to the well-planned kitchen, fitted with an abundance of modern matching units, integrated appliances and a window overlooking the gardens. The bedroom offers excellent storage with built-in fitted wardrobes and a matching dressing table. Completing the accommodation is a modern three-piece shower room.

This lovely apartment is offered for sale with no seller chain, ensuring a straightforward purchase for the next owner.

EPC Rating – B

Council Tax Band - C - Cheshire East

Tenure - Leasehold (Call for Details)

ACCOMMODATION

Lovell Court

Lovell Court retirement apartments enjoy a central village location, situated within easy reach of all village amenities, with every day shopping, post office, doctors and library all situated close by. The apartment offers safe and secure living with main door key fob entry system and individual intercom access providing remote front door release. Each room within the apartment provides an emergency pull cord linked to a central help centre. The attractive, 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, tumble dryers and a guest suite that can be booked for visiting relatives, charges apply.

Lovell Court Communal Entrance

A secure main communal and visitors entrance leads to the 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

Entrance Hallway

The private hallway gives access to the majority rooms. Completed with a very useful walk in storage cupboard which houses the hot water cylinder and provides ample shelving.

Lounge Through Dining Room

17' 7" x 11' 0" Both Maximum Measurements (5.36m x 3.35m)

A lovely room with a window overlooking the communal gardens and the village in the distance. The central focal point being the attractive feature fire place with stylish modern surround, matching inset and hearth housing coal effect electric fire. The lounge is completed with natural décor and carpet, modern wall mounted radiator and double doors opening to kitchen.

Kitchen 9' 0" x 5' 9" (2.74m x 1.75m)

The well-planned kitchen offers a range of matching wall, drawer and base units, to provide excellent storage, contrasting work surface flows round to deliver plentiful preparation space and houses a single drainer sink unit, completed with complimentary splash back tiling. Fitted appliances include: Four ring electric hob with extractor over, integrated mid-level electric oven with grill and free standing under counter fridge and separate under counter freezer. The window overlooking the garden allows natural light to fill the room.

Bedroom 13' 6" Minimum x 8' 9" (4.11m x 2.66m)

Spacious double bedroom offering an array of built in furniture comprising: Double mirror fronted wardrobe with ample hanging rail space and shelving above, further built in corner wardrobe and matching dressing table, yet leaving ample space for bed and side cupboards.

Shower Room

Fitted with a three-piece suite comprising: Triple width step in shower with mains shower and easy clean panelled walls, low level WC and vanity unit housing hand wash basin, fitted vanity mirror with light and wall mounted heated towel rail. The remainder bathroom is completed with complimentary tiled walls.



Externally

The beautifully maintained communal gardens sweep around the complex, with several seating areas for residents to enjoy. Mature trees provide a shady area to sit in the summer months. Well stocked flower beds offer an array of herbaceous shrubs and plants. Communal parking (unallocated) is located to the front of Lovell Court.

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.



Location

Lovell Court enjoys a prime position right in the heart of Holmes Chapel, just a short level walk from the village centre. Residents benefit from immediate access to a superb range of day-to-day amenities including shops, cafés, a post office, medical facilities, pharmacies and other essential services all on the doorstep, making it ideal for independent retirement living. Holmes Chapel itself is a highly regarded Cheshire village offering a friendly, welcoming atmosphere and a well-kept centre with both independent retailers and familiar high-street names. The surrounding countryside provides lovely walking opportunities, with the Dane Valley close by for peaceful riverside strolls.



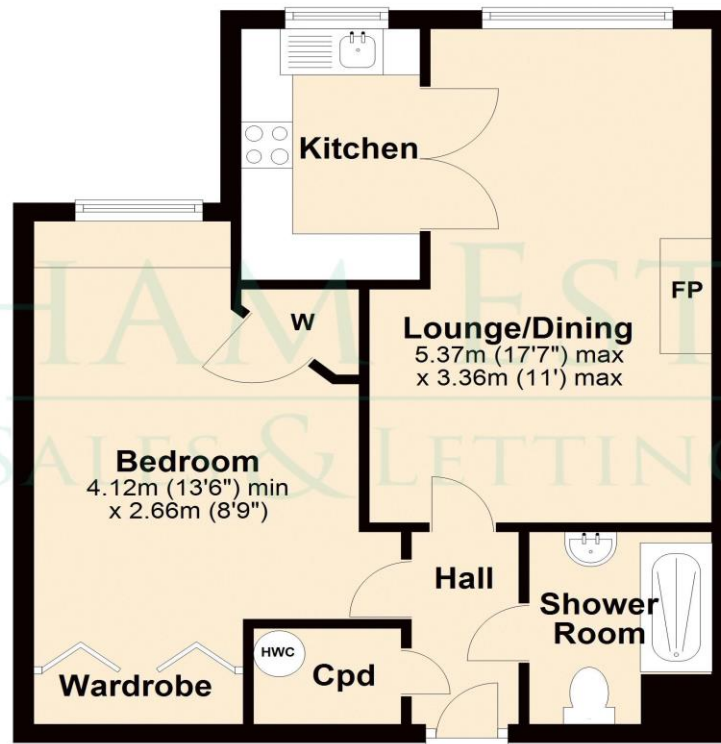
Directions

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 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.