



45 Lovell Court Parkway, Holmes Chapel

£115,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

45 Lovell Court Parkway

Holmes Chapel

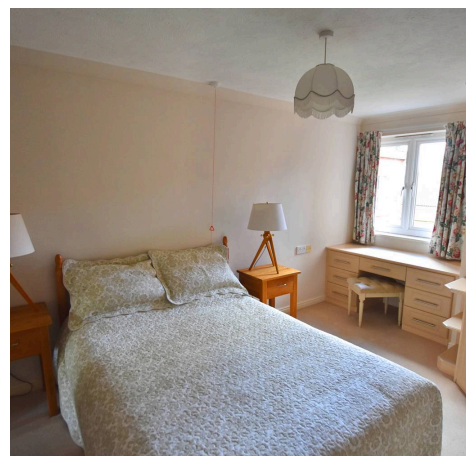
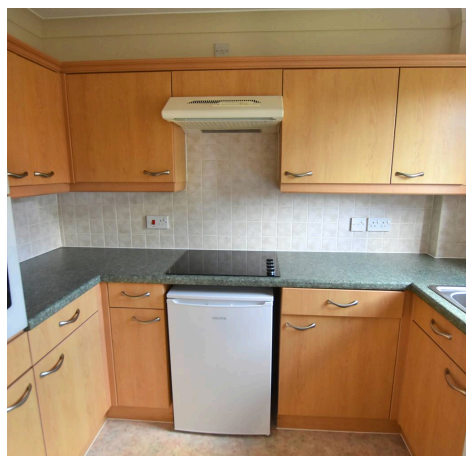
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- Walking distance of village centre
- Well presented first floor apartment
- Spacious lounge diner
- Double bedroom with fitted wardrobe
- No onward chain
- Communal residents' lounge and laundry room
- Pleasant communal gardens



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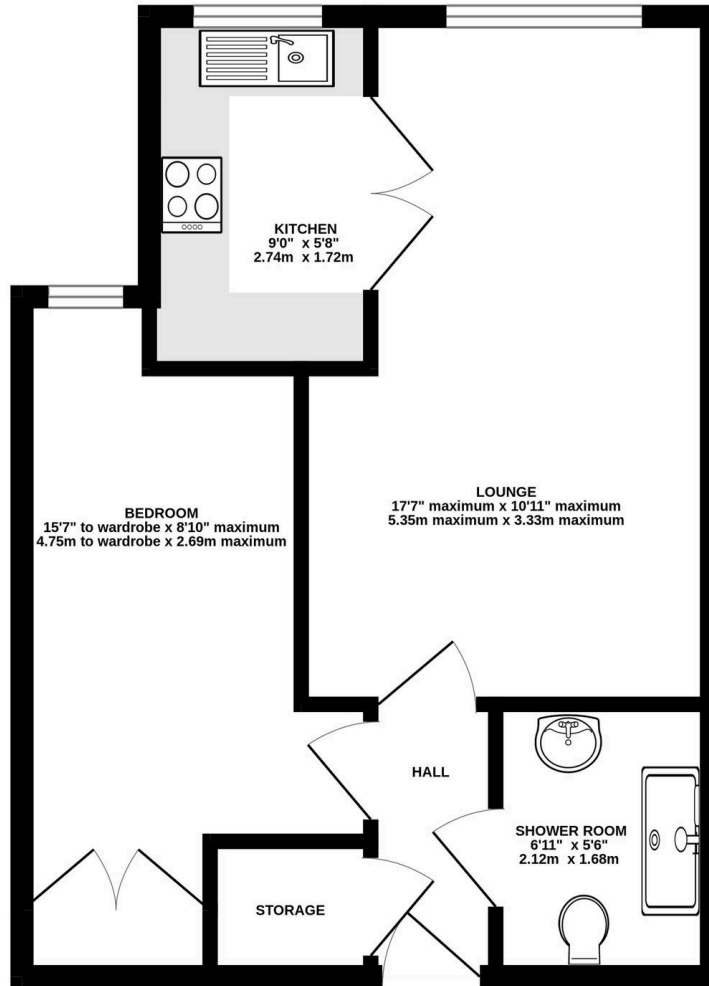
Holmes Chapel

This well presented one bedroom retirement apartment offers an excellent opportunity for those seeking comfortable and conveniently located independent living and downsize to a more manageable home with the benefit of communal social facilities.

Situated on the first floor, the apartment is within easy walking distance of the lift and stairs. The good size lounge diner provides a welcoming area for relaxation, with ample room for both seating and dining arrangements. The modern kitchen is neatly appointed and offers practical storage and workspace. The double bedroom benefits from fitted wardrobes and matching dressing table, ensuring generous storage and a clutter-free environment. A well maintained shower room completes the accommodation. The property is offered with no onward chain, allowing for a straightforward and stress free purchase process. Additional features include double glazing, efficient electric heating, and secure entry to the building (providing peace of mind for residents). The flat is part of a well regarded development, known for its sense of community and convenient location close to shops, cafes, and essential services. With its combination of modern comforts, practical layout, and proximity to the heart of the village, this apartment represents an appealing and low maintenance lifestyle choice. Early viewing is highly recommended to appreciate the quality of accommodation on offer and the benefits of its sought after location.



GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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