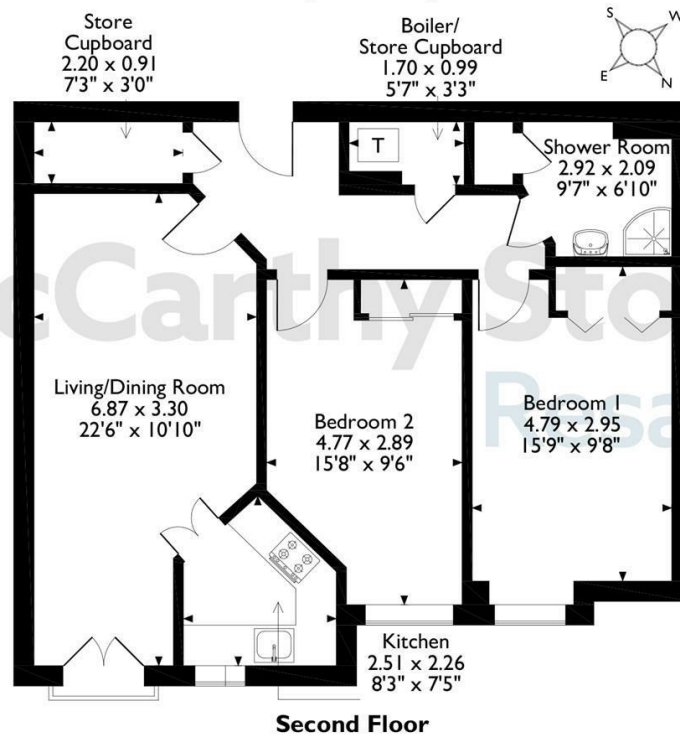
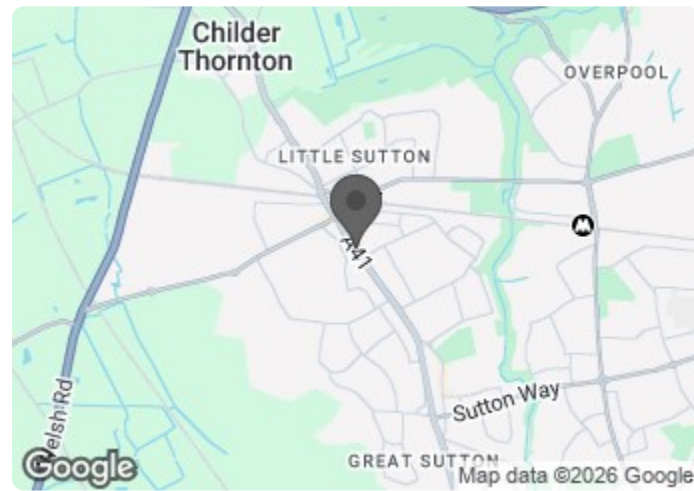


49 Jessop Court, Chester Road, Little Sutton, Ellesmere Port  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is prohibited.

**49 Jessop Court**

Chester Road, Ellesmere Port, CH66 3SR



**Asking price £175,000 Leasehold**

A VERY BRIGHT AND SPACIOUS WELL PRESENTED TWO BEDROOM SECOND FLOOR APARTMENT situated in this much sought after age exclusive MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S in the centre of LITTLE SUTTON village.

**Call us on 0345 556 4104 to find out more.**



# Jessop Court, Chester Road, Little Sutton, Ellesmere Port

## Summary (paragraph)

Jessop Court is a McCarthy & Stone Retirement Living development made up of one and two bedroom apartments, specifically designed for the over 60's, situated on Chester Road. It's location is within 2 miles of Ellesmere Port which has a variety of shops for your perusal.

Jessop Court has a dedicated House Manager on site during the day to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years of age or over.

## Local Area

Little Sutton itself is a village on Cheshire's Wirral peninsula which forms a quiet residential suburb of nearby Ellesmere Port. Jessop Court is situated on the main road linking Birkenhead, at the tip of the Wirral, with the nearby historic city of Chester and as a result is well served by either bus or rail services to both these destinations and Ellesmere Port itself. In addition, being located on the main street, Jessop Court is conveniently placed for the local shops including a newsagents, post office and convenience store with a greater selection of shops in Ellesmere Port just 2 miles away.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

## Lounge

A spacious lounge with ample space for a small dining table and chairs has the benefit of a Juliet balcony allowing plenty of

natural light into the apartment There is a 'Living Flame' style feature electric fire with surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

## Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window overlooking communal gardens. Colour matching sink with mono lever tap and drainer. Eye level oven, ceramic hob and cooker hood and integrated fridge freezer.

## Bedroom One

Double bedroom with floor to ceiling windows. There is a fitted mirror fronted double wardrobe, ceiling light, TV and phone point, fitted carpets and raised electric power sockets.

## Bedroom Two

Spacious second bedroom which could be used for dining, benefiting from floor to ceiling windows and with mirror fronted double wardrobe. Ceiling lights, fitted carpets and raised electric power sockets.

## Bathroom

Tiled and fitted with suite comprising of a walk-in shower cubicle. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please please contact your Property Consultant or House Manager.

## 2 bed | £175,000

Annual service charge: £4,182.00 for the financial year ending 28/02/2027.

## Car Parking Permit Scheme-Subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Leasehold information

Lease: 999 years from 1st June 2017

Ground rent: £888.91 per annum

Ground rent review: January 2039.

Managed by: McCarthy and Stone Management Services

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- For more information check our webpage additional services or speak with our Property Consultant.

- Full Fibre Broadband available to order
- Mains water and electricity
- Electric room heating
- Mains drainage

