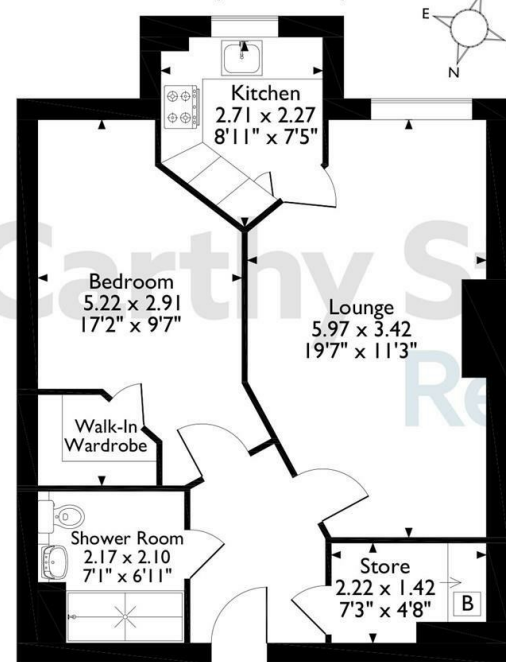


41 Jebb Court, Dairy Grove, Ellesmere
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



Second Floor

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



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 82 | 83 |
| | 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.

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41 Jebb Court

Dairy Grove, Ellesmere, SY12 0GA

PRICE REDUCED



PRICE REDUCTION

Asking price **£128,000 Leasehold**

A WELL PRESENTED one bedroom apartment with SOUTHERLY ASPECT with VIEWS OVER THE NATURE RESERVE, situated on THE SECOND FLOOR of DESIRABLE McCarthy Stone RETIREMENT LIVING development located within 100 YARDS OF ELLESMERE HIGH STREET and 350 YARDS of TESCO.

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Jebb Court, Dairy Grove, Ellesmere

1 Bed | £128,000

PRICE
REDUCED

Summary

Jebb Court, built by McCarthy & Stone, has been designed and constructed for modern retirement living. Located in the picturesque countryside of North Shropshire, the small market town of Ellesmere is famous for its location next to 'The Mere', one of nine glacial meres or shallow lakes in the local area.

A haven for birdwatchers and boating enthusiasts alike. Jebb Court is situated close to the canal and a major supermarket, less than 150 yards walk into the town centre. The apartments have Sky+ connection points in living rooms, underfloor heating throughout, walk in wardrobes in master bedrooms, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system.

The homeowners' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £30). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas.

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

Entrance Hallway

Solid wood front door with spy hole and letter box. Ceiling light and smoke detector. Wall mounted emergency speech module. Door to walk in storage

cupboard. All other doors leading to living room, bedroom, and the shower room.

Living Room

A full length window overlooking the front of the development with views over the nature reserve toward the cricket pitch. This apartment has a southerly aspect and features an electric fire with stone effect surround. Two ceiling lights. TV point with Sky+ connectivity. Telephone point. Power points. Part glazed wooden door leading into separate kitchen.

Kitchen

This modern fitted kitchen has an integrated fridge and freezer. The built in electric oven, with easy access side opening door, has space for a microwave in the alcove above. A four ringed induction hob with tiled splash back and chrome extractor hood. A wide range of wall and base units. A double glazed window, with roller blind, sits above a stainless steel sink unit with mixer tap and drainer. Tiled floor.

Bedroom One

Double bedroom with a southerly aspect benefitting from views over the nature reserve. With a central ceiling light point. TV and telephone point. A range of power sockets. Door to walk in wardrobe.

Shower Room

Fully tiled room and fitted with level access shower with grab rails; WC. Vanity unit with sink. Shaver point. Heated towel rail.

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

ANNUAL SERVICE CHARGE: £3,039.49 for the financial year ending 31st March 2027. 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 contact your Property Consultant or House Manager.

Lease Information

Ground rent: £425 per annum

Ground rent review: 1st Jan 2028

Lease: 125 years from 1st Jan 2013

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.
- 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

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

