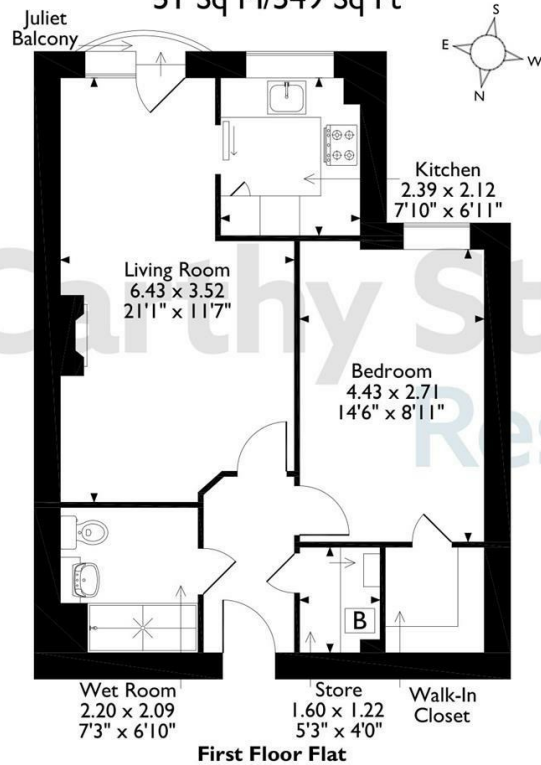


29 Jebb Court, Dairy Grove, Ellesmere  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



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		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 29 Jebb Court

Dairy Grove, Ellesmere, SY12 0GA



**Asking price £125,000 Leasehold**

DON'T MISS THIS OPPORTUNITY TO PURCHASE THIS SPACIOUS AND VERY WELL PRESENTED one bedroom 1st floor apartment in this DESIRABLE McCarthy Stone RETIREMENT LIVING development within 100 YARDS OF ELLESMERE HIGH STREET and 350 YARDS from TESCO'S SUPERMARKET.

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

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# Jebb Court, Dairy Grove, Ellesmere

1 bed | £125,000

## 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 £35). 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

Having a double glazed inward opening patio door to a Juliet balcony, this spacious lounge with space for a small dining table and chairs to sit and enjoy breakfast whilst enjoying superb views of the Ellesmere Nature Reserve. Two ceiling lights. TV point with Sky+ connectivity. Telephone point. Power points. Door leading into separate kitchen. The lounge also features a modern fire surround with Living Flame style electric fire.

## Kitchen

This modern fitted kitchen, presented in a like new condition, comes with a range of wall and base units. Integrated fridge and freezer. Built in oven with easy access side opening door, having space for a microwave in the alcove above. Four ringed ceramic hob with tiled splash back and chrome extractor hood. A triple glazed window offers excellent views of the Ellesmere Nature Reserve, and having a stainless steel sink unit positioned below. Tiled floor.

## Bedroom One

This double bedroom boasts a walk-in wardrobe. Dual aspect double glazed windows, enjoying views of the Nature Reserve to the front. Ceiling light point. TV and telephone point. A range of power sockets.

## Wet Room

Fully tiled room and fitted with level access shower with grab rails and glass shower screen; 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.

## Car Parking Permit Scheme-subject to availability

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

## Lease Information

Ground Rent: £425.00 per annum

Ground Rent review: January 2028

Lease Length: 125 years from 1st Jan 2013

## Moving Made Easy and Services

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.

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

