



McCarthy & Stone
RESALES



JEBB COURT

Stone
DOGS

28 Jebb Court Dairy Grove, Ellesmere, SY12 0GA
Asking price £145,000 LEASEHOLD

For further details
please call 0345 556 4104

28 Jebb Court Dairy Grove, Ellesmere, SY12 0GA

A well presented one bedroom retirement apartment. With TWO WALK OUT BALCONIES. Jebb Court is situated close to the canal and a major supermarket, less than 150 yards walk into the town centre.

Jebb Court

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. Jebb Court has been designed and constructed for modern living.

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 £25).

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. Wall mounted emergency speech module. Door to walk in storage cupboard. All other doors to living room, bedroom, and shower room.

Living Room

A double glazed door with full height side window panel with opener allows access to the walk out balcony. Ceiling lights. TV point with Sky+ connectivity. Telephone point. Power points. Door leading into separate kitchen.

Kitchen

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

Bedroom

This double bedroom features a walk-in wardrobe and a double glazed door to a second walk-out balcony. Ceiling light point. TV and telephone point. A range of power sockets.

Shower Room

This fully tiled shower room comprises; WC, vanity unit wash hand basin with a cupboard below and a fitted mirror above, level access walk in shower with grab rails. Wall mounted towel rail. Emergency pull-cord.

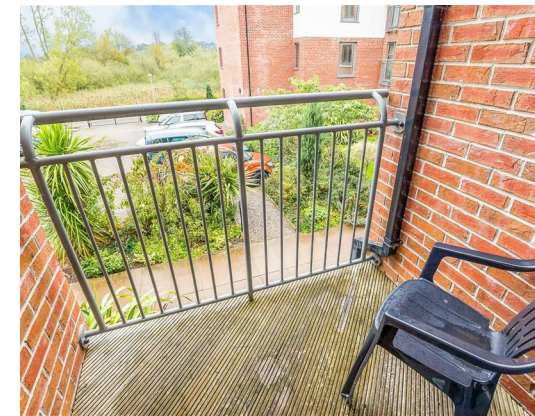
Service Charge (breakdown)

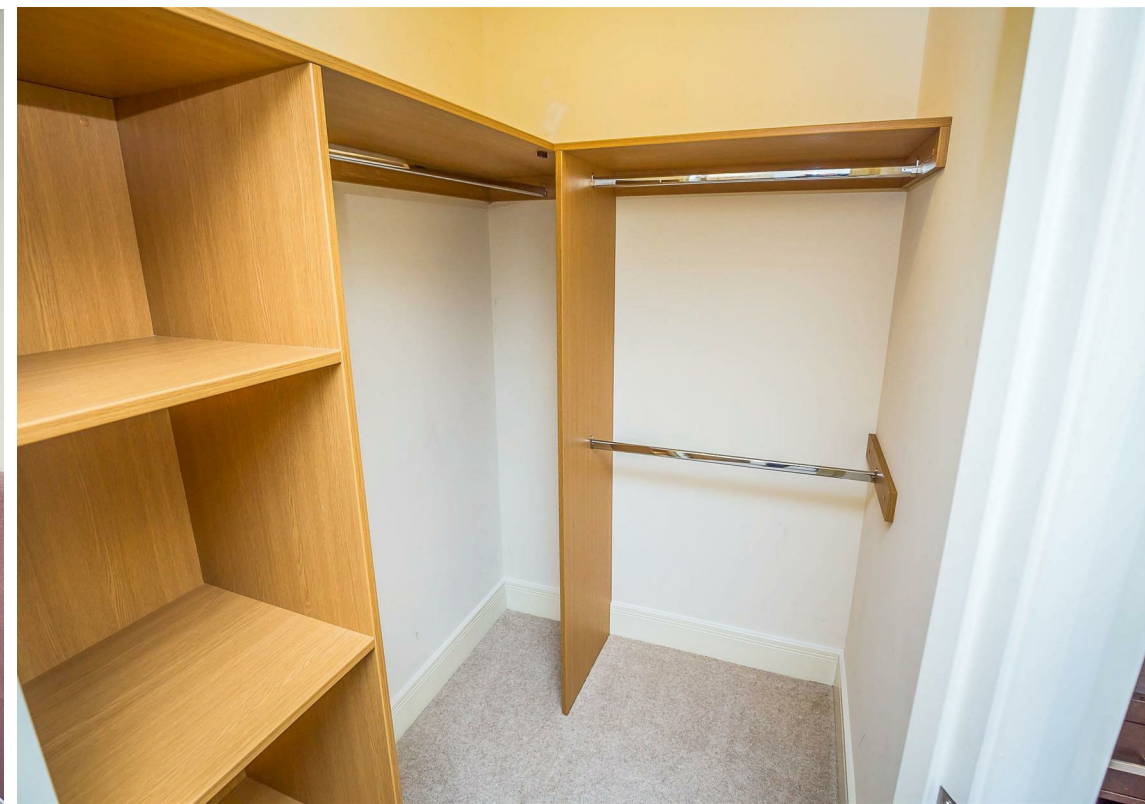
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including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

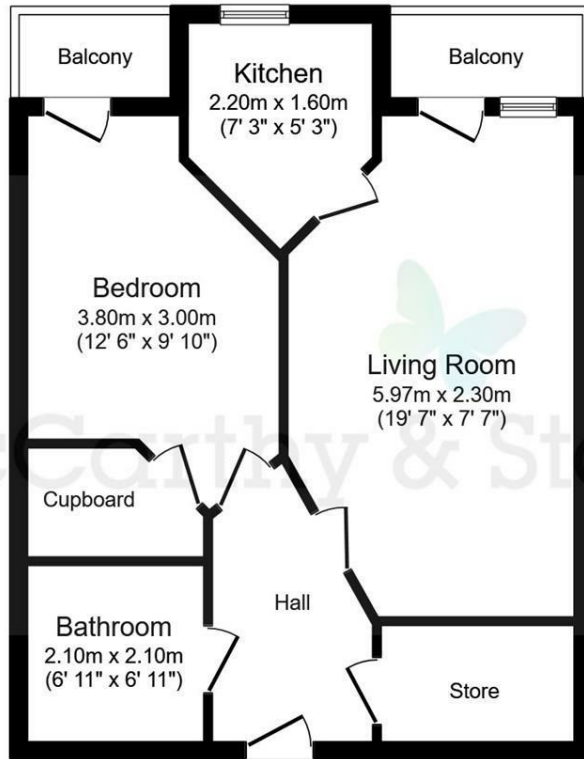
The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

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.







Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(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		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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