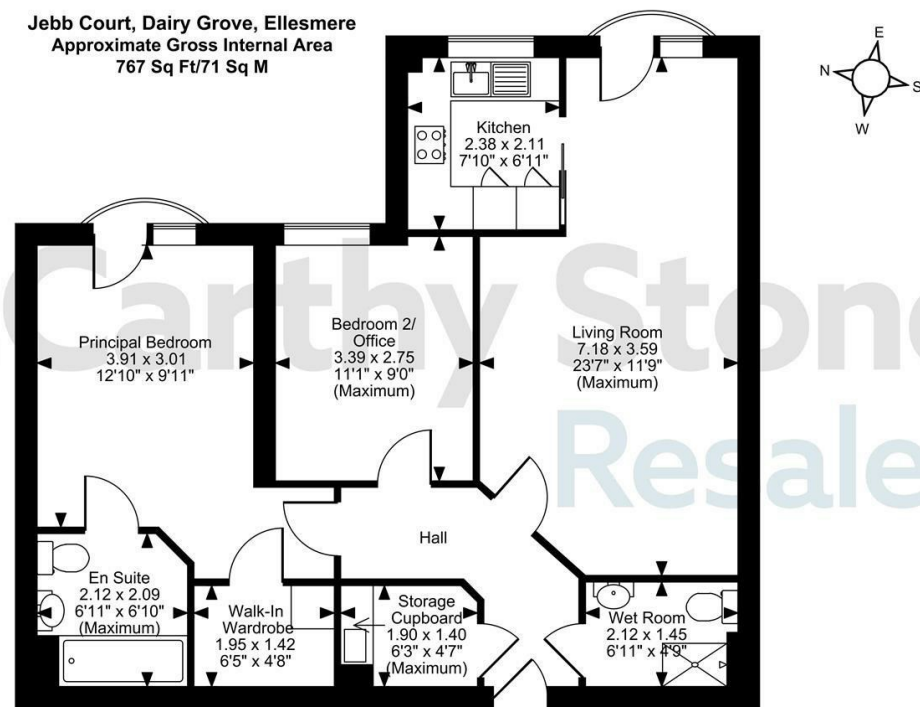


Jebb Court, Dairy Grove, Ellesmere  
Approximate Gross Internal Area  
767 Sq Ft/71 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

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## 32 Jebb Court

Dairy Grove, Ellesmere, SY12 0GA



Asking price £175,000 Leasehold

Welcome to this charming TWO BEDROOM retirement apartment benefitting from TWO JULIET BALCONIES and DOUBLE PANED THICKENED ACOUSTIC GLASS TO REDUCE NOISE POLLUTION.

Situated in Jebb Court, a retirement community, this property is designed to cater to the needs of its Homeowners, offering a peaceful environment while still being close to local amenities. Whether you are looking to downsize or simply seeking a tranquil place to call home, this apartment at Jebb Court is a wonderful opportunity.

Call us on 0345 556 4104 to find out more.

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



# Jebb Court, Dairy Grove, Ellesmere

### 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. 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, in the event of a couple one must be over 60 years and the other must be over 55 years.

### Entrance Hallway

Solid wood front door with spy hole and letter box. Ceiling light and smoke detector. Wall mounted visitor entry and emergency speech module. Door to walk in storage cupboard housing the hot water cylinder, dual-zone underfloor heating timers, electricity meter and fuse board. All other doors leading to living room, both bedrooms, and the wet room.

### Living Room

Having an inward opening patio door to a Juliet balcony. Two ceiling lights. TV point with Sky+ connectivity. Telephone point,

thermostat, power points. Sliding door leading into separate kitchen.

### Kitchen

This modern fitted kitchen, presented in a like new condition, comes with a range of wall and base units. Integrated fridge and freezer. Freestanding dishwasher. Thermostat. Built in oven, having space for a microwave in the alcove above. Four ringed ceramic hob with tiled splash back and chrome extractor hood. A window offers a stainless steel sink unit positioned below. Tiled floor.

### Bedroom One

This double bedroom boasts a Juliet balcony, en-suite bathroom and a walk-in wardrobe. Ceiling light point, thermostat, TV and telephone point. A range of power sockets.

### En-Suite Bathroom

This fully tiled bathroom comprising; WC; Vanity unit wash hand basin with a cupboard below and a fitted mirror above; shaver point; low level panelled bath with grab rails; wall mounted electric towel rail. Emergency pull-cord and thermostat.

### Bedroom Two

This second double bedroom could also be used as a dining room or office. Ceiling light, thermostat, TV and phone point.

### Wet Room

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

# 2 bed | £175,000

The service charge is £4,359.22 for the financial year ending on 31st March 2026.  
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.

### 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

Lease Length: 125 years from 1st Jan 2013  
Ground Rent: £495.00 per annum  
Ground Rent Review: Jan-28

### 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
- Mains water and electricity
- Electric room heating
- Mains drainage

