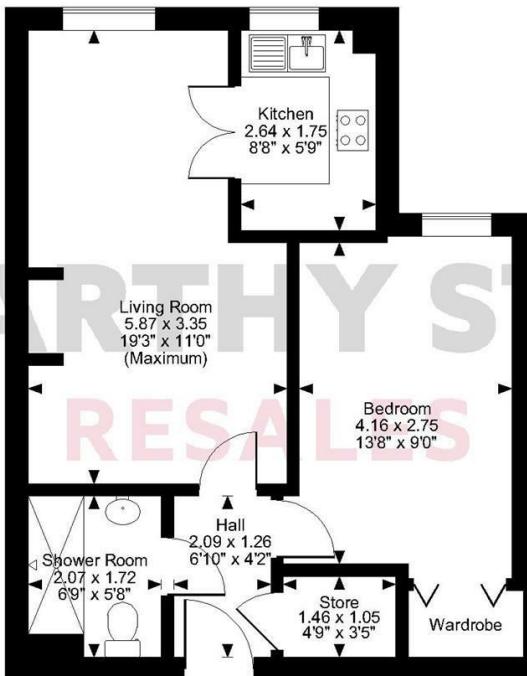


Jessop Court, Chester Road Little Sutton, Ellesmere Port
Approximate Gross Internal Area
498 Sq Ft/46 Sq M



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	75	85
(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 Jessop Court

Chester Road, Ellesmere Port, CH66 3SR



Asking price £130,000 Leasehold

A very well presented ONE BEDROOM first floor APARTMENT situated within a popular 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

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. Its location is within 2 miles of Ellesmere Port which has a variety of shops for your perusal.

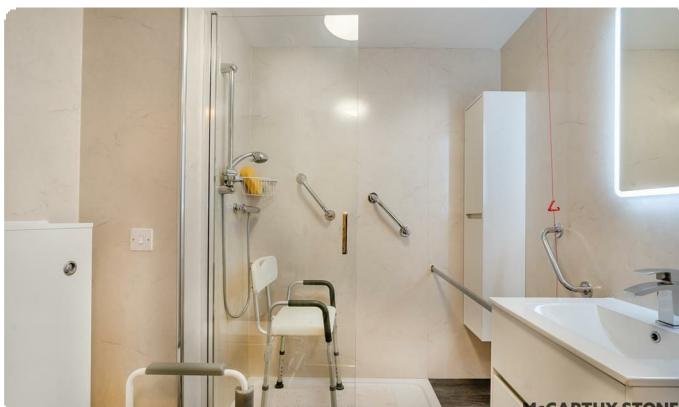
Jessop Court has a dedicated House Manager on site during the day to take care of things and make you feel at home. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

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.



McCARTHY STONE



McCARTHY STONE

Entrance Hall

Front door with spy hole leads to the entrance hall, from here 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 also located in the hallway. Doors lead to the lounge, bedroom and bathroom.

Living Room

A bright spacious and airy easterly facing lounge. There is a feature electric fire with surround which acts as an attractive focal point and ample space for a dining table and chairs. 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. Granite effect sink with mono lever tap and drainer. Eye level oven with built in microwave, ceramic hob and cooker hood.

Bedroom One

Double bedroom with a fitted mirror fronted sliding wardrobe, ceiling lights, TV and phone point.

Bathroom

Fitted with 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

1 bed | £130,000

- 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.

Service charge: £2,350.32 per annum (for financial year ending Feb. 2025)

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: £763 per annum

Lease Length: 125 years from Jan 2009

Additional Services and Information

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



McCARTHY STONE
RESALES



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