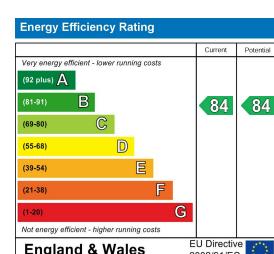


Total area: approx. 83.1 sq. metres (894.5 sq. feet)

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

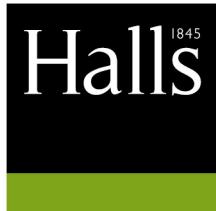
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



20 Jebb Court, Ellesmere, Shropshire, SY12 0GA

A much improved and now impeccably presented two-bedroom first-floor apartment located within a well-regarded and purpose built McCarthy & Stone retirement development, conveniently situated within easy reach of all local amenities on the edge of the lakeland town of Ellesmere.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsrb.com



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APPROVED CODE
TRADINGSTANDARDS.UK

Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)
(All distances approximate)



- **Much Improved**
- **Very Well Presented**
- **First Floor**
- **Principal Bedroom with En-Suite**
- **Communal Facilities**
- **Convenient Edge of Town Location**

DESCRIPTION

Halls are favoured with instructions to offer 20 Jebb Court in Ellesmere for sale by private treaty.

20 Jebb Court is a much improved and now impeccably presented two-bedroom first-floor apartment located within a well-regarded and purpose built McCarthy & Stone retirement development, conveniently situated within easy reach of all local amenities on the edge of the lakeland town of Ellesmere.

Internally, the property has been lovingly and stylishly modernised and now provides spacious and well-designed living accommodation which comprises: an Entrance Hall, Living/Dining Room, Kitchen, two Bedrooms (one of which boasts an En-Suite Bathroom and Dressing Room), a further Shower Room, and Storage cupboards.

Most notably, the property now boasts fitted wooden "plantation-style" window shutters throughout, and an attractive Klarstein electric fire in the Living/Dining Room.

Residents of Jebb Court enjoy access to attractive communal gardens which are maintained to a very high standard. Car Parking spaces are available on site and can be rented from McCarthy & Stone (subject to availability).

The sale of 20 Jebb Court does, therefore, provide an excellent opportunity for purchasers to acquire a very well presented two-bedroom apartment located within this popular and conveniently situated retirement complex

SITUATION

20 Jebb Court is situated a short walk from the centre of the North Shropshire lakeland town of Ellesmere, which has an excellent range of local shopping and recreational facilities. Ellesmere is also within easy reach of the larger centres of Oswestry (8 miles) and the county town of Shrewsbury (16 miles), both of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES

Front entrance door opening in to a:

ENTRANCE HALL

With fitted carpet as laid and door in to a:

SHOWER ROOM

With a tiled floor, tiled shower cubicle, with low flush WC, vanity hand basin (H&C) with vanity cupboard below, tiled splash and mirror over, heated towel rail, fully tiled walls, quadruple spotlight on track.

BOILER ROOM

With vinyl flooring, slatted shelving, and a Gledhill water cylinder.

LIVING/DINING ROOM

23'7" x 11'10" (7.2 x 3.6)
With fitted carpet as laid, French door to rear elevation onto a Juliette balcony overlooking the gardens, Klarstein electric "living flame" effect fire, and ample space for a seating/dining area, with a sliding door through to the:

KITCHEN

With a tiled floor, inset 1.5 sink with draining area to one side with mixer tap (with spray function) over and cupboards under, range of rolled top work surfaces to either side and base units below, a Hotpoint four ring hob with tiled splash and fitted extractor hood over, Hotpoint oven with matching drawers below, integrated fridge/freezer, matching eye level units, quadruple spotlight on track and a triple glazed window to rear elevation overlooking the gardens.

BEDROOM ONE

12'10" x 9'11" (3.9 x 3.01)

KITCHEN

With a tiled floor, inset 1.5 sink with draining area to one side with mixer tap (with spray function) over and cupboards under, range of rolled top work surfaces to either side and base units below, a Hotpoint four ring hob with tiled splash and fitted extractor hood over, Hotpoint oven with matching drawers below, integrated fridge/freezer, matching eye level units, quadruple spotlight on track and a triple glazed window to rear elevation overlooking the gardens.

BEDROOM ONE

12'10" x 9'11" (3.9 x 3.01)

Which has a fitted carpet as laid, large triple glazed window to rear elevation overlooking the gardens, door in to a:

WALK-IN DRESSING ROOM

With hanging rails and shelving.

EN SUITE BATHROOM

With a tiled floor, a panelled bath (H&C) with tiled surrounding walls and mixer tap, vanity hand basin (H&C) with vanity cupboard below and tiled splash and mirror over, low flush WC, fully tiled walls, heated towel rail, spotlight on track.

BEDROOM TWO

10'6" x 8'10" (3.2 x 2.7)

With a fitted carpet as laid, fitted shelving and triple glazed window to rear elevation overlooking the gardens.

N.B.

Please note all prospective purchasers of Jebb Court residential retirement apartments must be 60 years of age if buying as a sole occupant, however, if buying as a couple one occupant can be a minimum of 55 years old.

....

24 hour emergency call system fitted. Underfloor heating to all rooms and hall. Thermostatically controlled. Hot water is provided by an electric Pulsacoil mains water pressure system. Heating and hot water are also linked to an off peak Economy & supply.

GROUND RENT

There is a Ground Rent of £247.50 Per 6 months payable 6 months in advance.

SERVICE CHARGE

We are advised of a current service charge of £346.44 per month, which covers the Management Services (a copy of the full breakdown can be provided, if required).

TENURE

The property is of leasehold tenure with an original term of 125 years with approximately 115 years unexpired

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. The property has recently had a new boiler installed.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

The property is in Band 'B' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.