



**FOR SALE**

Offers In The Region Of £165,000

## 2 Jebb Court Dairy Grove, Ellesmere, SY12 0GA

An immaculately presented two-bedroom ground floor retirement apartment boasting well designed and surprisingly spacious internal accommodation situated within a noted development of similar properties on the edge of the sought after Lakeland town of Ellesmere.







- Very Well Presented
- Two Bedrooms
- Ground Floor
- Direct Access to Gardens
- Retirement Development
- Edge of Town Location

## DESCRIPTION

Halls are delighted with instructions to offer 2 Jebb Court in Ellesmere for sale by private treaty.

2 Jebb Court is an immaculately presented two-bedroom ground floor retirement apartment boasting well designed and surprisingly spacious internal accommodation situated within a noted development of similar properties on the edge of the sought after Lakeland town of Ellesmere.

The property, which has been meticulously maintained by the current vendor, currently comprises an Entrance Hall, Living Room/Dining Room, Kitchen, Two Bedrooms (one of which has an En Suite Bathroom and spacious Dressing Room) and Shower Room/Wet Room.

The property enjoys underfloor heating throughout.

Externally the property is complimented by communal gardens all of which are maintained to a very high standard by the management company.

Unusually the property offers direct access from the accommodation on to the garden by way of a triple glazed door leading out from the Living/Dining Room on to the well manicured gardens.

The sale of 2 Jebb Court does, therefore offer the very rare opportunity for purchasers to acquire an immaculately presented two bedroom ground floor apartment situated within this noted development on the edge of the lakeland town of Ellesmere.

## SITUATION

2 Jebb Court is located just a short walk from the centre of the sought after, North Shropshire town of Ellesmere, which boasts a range of amenities including supermarkets, independent shops, and restaurants, as well as a number of recreational facilities. Ellesmere is also well located for access to the larger local towns of Oswestry, Shrewsbury and Wrexham, all of which offer a more comprehensive level of amenities, within a short drive.

## THE ACCOMMODATION COMPRISES:

The property is approached via a front door in to an:

### ENTRANCE HALLWAY

Fitted carpets as laid and a door in to the useful storage/Airing Cupboard containing slatted shelving and a Gledhill hot water cylinder. With a further door in to the:

### LIVING/DINING ROOM

24'5" x 11'6" (7.45 x 3.53)

Fitted carpet as laid, triple glazed rear door leading out on to the gardens with glazed panel to left hand side, an attractive stone effect fireplace and hearth with electric living flame effect fire and a sliding door leading in to the:



1 Reception  
Room/s



2 Bedroom/s



2 Bath/Shower  
Room/s



#### KITCHEN

7'9" x 7'1" (2.37 x 2.16)

Triple glazed window on to rear elevation offering excellent views over the garden, tiled flooring, a selection of base and wall units with roll topped work surfaces above, ceramic sink with draining area to one side and (H&C) mixer tap above, integrated Hotpoint oven/grill with separate four ring Hotpoint electric oven with extractor fan above, integrated Blomberg fridge/freezer and tiled splashbacks.

#### BEDROOM ONE

16'7" x 13'8" (5.08 x 4.18)

Fitted carpet as laid, triple glazed window on to rear elevation and a door in to a substantial Dressing Room containing a selection of shelving and draws and clothes rails with further storage above. A further door leads to the:

#### EN SUITE BATHROOM

Fully tiled walls, tiled flooring and a bathroom suite to comprise low flush WC, hand basin set in to vanity unit with separate taps above and a panelled bath (H&C) mixer tap, the property also features an electrically operated radiator/heated towel rail and grab rails for mobility.

#### BEDROOM TWO

11'0" x 9'1" (3.36 x 2.78)

(currently utilised as a Dining Room) Fitted carpet as laid and triple glazed window on to rear elevation.

#### SHOWER ROOM/WET ROOM

Fully tiled walls and tiled flooring, low flush WC, hand basin set in to vanity unit (H&C), a wall mounted mains fed shower complemented by a selection of grab rails and a heated towel rail/radiator.

#### CONDITIONS

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

#### GROUND RENT

There is a ground rent of £500 per annum.

#### SERVICE CHARGE

We are advised that the current service charge for 2 Jebb court is £311.21 per calendar month.

#### TENURE

The property is of leasehold tenure and we are advised that 116 years remain on the current lease.

#### SERVICES

We understand the property benefits from mains electricity, water and drainage.

#### LOCAL AUTHORITY

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

#### COUNCIL TAX

The property is listed as a band B on the local authority register.

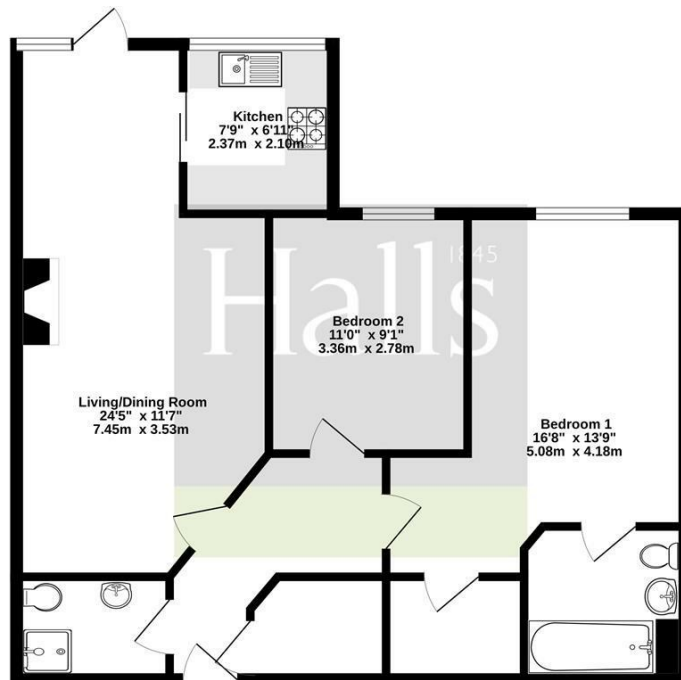
#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: (01691) 622602.

# FOR SALE

## 2 Jebb Court Dairy Grove, Ellesmere, SY12 0GA

Ground Floor  
760 sq.ft. (70.6 sq.m.) approx.

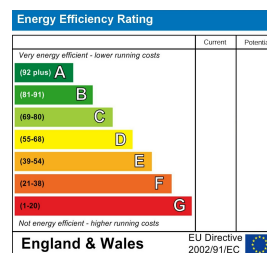


TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**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 Ratings



01691 622 602

**Ellesmere Sales**

The Square, Ellesmere, Shropshire, SY12 0AW

E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.