



FOR SALE

Offers in the region of £164,995

35 Jebb Court, Dairy Grove, Ellesmere,
Shropshire, SY12 0GA

A well presented and smartly designed two-bedroom first floor apartment situated within a modern and highly regarded retirement complex, boasting a master bedroom with en-suite and living room with views over the communal gardens, located within easy reach of all amenities on the edge of the lakeland town of Ellesmere.



FOR SALE

Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)

(All distances approximate)



- **Two-Bedroom**
- **Well Presented and Designed**
- **Communal Facilities**
- **Master Bedroom with En-suite**
- **No Onward Chain**
- **Popular Retirement Development**

DESCRIPTION

Halls are delighted with instructions to offer 35 Jebb Court, in Ellesmere, for sale by private treaty.

35 Jebb Court is a well presented and smartly designed two-bedroom first floor apartment situated within a modern and highly regarded retirement complex, boasting a master bedroom with en-suite and living room with views over the communal gardens, located within easy reach of all amenities on the edge of the lakeland town of Ellesmere.

Internally, the property is provides thoughtfully designed living accomodation which, at present, comprises an Entrance Hall, Living/Dining Room, Kitchen, Bedroom One (with En-Suite), Bedroom Two, and Shower/Wet Room, together with a number of storage cupboards.

The Jebb Court development provides a number of excellent communal features including a fully furnished Residents Lounge, a Guest Suite (ideal for when family come to visit), a House Manager, mobility scooter room and charging point, Laundry Room, and meticulously maintained communal Gardens.

The sale of 35 Jebb Court does, therefore, provide an excellent opportunity for purchasers to acquire a well presented and attractively positioned two-bedroom first-floor apartment situated within this well-regarded retirement complex, located on the edge of the lakeland town of Ellesmere.

The property will be offered with the benefit of no onward chain.

SITUATION

35 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, door in to a Boiler cupboard and further door in to a store cupboard.

LIVING/DINING ROOM

15'1" x 14'3" (max) (4.62 x 4.36 (max))

With a fitted carpet as laid, large double glazed door to rear elevation with Juliette balcony overlooking the gardens, wall mounted coal effect electric fire.

KITCHEN

9'3" x 7'0" (2.83 x 2.14)

With tiled flooring, window onto rear elevation, and a fully fitted kitchen to comprise: a selection of base and wall units with work surfaces above, inset sink with draining area to one side and mixer tap (H&C) over, four ring electric hob extractor hood over and matching eye-level electric oven. Integrated appliances to include a full height fridge/freezer, along with a freestanding dishwasher.



1 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



BEDROOM ONE

15'1" x 12'9" (max) (4.62 x 3.89 (max))

With fitted carpet as laid, window to rear elevation and door in to walk-in wardrobe with hanging rail and shelving, with a further door leading into an:

EN SUITE

With a tiled floor and walls, a panelled bath (H&C), vanity hand basin (H&C) with tiled splash, mirror over and cupboards below, low flush WC, fully tiled walls, and wall mounted heated towel rail.

BEDROOM TWO

10'11" x 10'1" (3.34 x 3.08)

With a fitted carpet as laid and large double glazed window to front elevation

SHOWER/WET ROOM

With a tiled floor and enclosed shower with tiled surrounding walls, hand basin (H&C) with vanity cupboard below, low flush WC, fully tiled walls, wall mounted heated towel rail, quadruple spotlight, and opaque double glazed window

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 of a minimum of 55 years old.

24 hour emergency call system fitted. Underfloor heating to all rooms and hallway, 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 £495 per annum.

SERVICE CHARGE

There is a Service Charge of around £346.45 per month, which covers the Management Services (a copy of the full breakdown can be provided, if required).



CAR PARKING SPACE

A car parking space can be applied for in the adjacent privately owned car park

TENURE

The property is said to be of leasehold tenure with an original term of 125 years being granted in January 2013, thus, around 114 years remain unexpired

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

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.

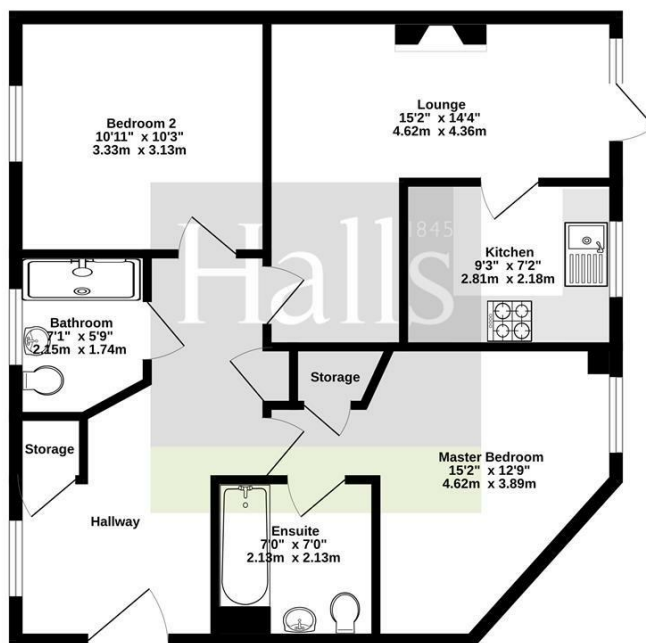
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:[01691] 622602.

FOR SALE

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Ground Floor

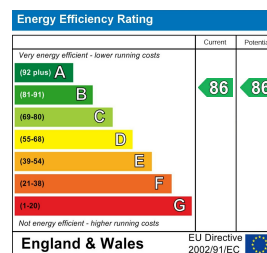


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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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



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