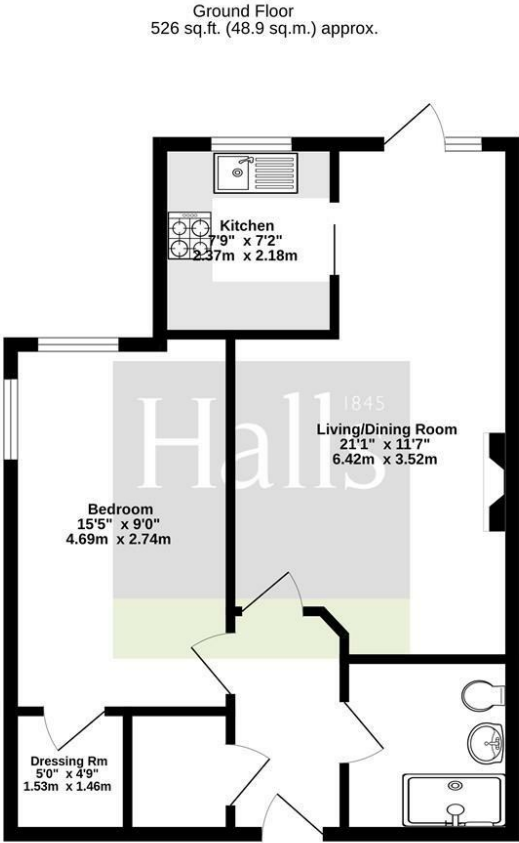


FOR SALE

22 Jebb Court, Ellesmere, Shropshire, SY12 0GA



TOTAL FLOOR AREA: 526 sq.ft. (48.9 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 misstatement. 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 speciality or efficiency can be given.  
Made with Metropix (2024)



FOR SALE

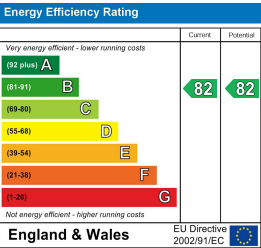
Offers in the region of £129,995

22 Jebb Court, Ellesmere, Shropshire, SY12 0GA

**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



A well designed and smartly presented one-bedroom, first floor apartment boasting a pleasant outlook over a nature reserve, situated within a purpose built retirement complex and conveniently located in an edge of town position within easy reach of all local amenities.



01691 622 602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com



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FOR SALE


Oswestry (8 miles), Shrewsbury (16 miles) and Chester (28 miles)  
(all distances are approximate)



1 Reception  
Room/s



1 Bedroom/s



1 Bath/Shower  
Room/s



- One-Bedroom Retirement Apartment
- Well Presented and Well Designed
- Deceptively Spacious
- Balcony with Views Over Nature Reserve
- Communal Gardens and Lounge
- Edge of Town Location

DESCRIPTION

Halls are favoured with instructions to offer 22 Jebb Court for sale by private treaty.

22 Jebb court is a well designed and smartly presented one-bedroom, first floor apartment boasting a pleasant outlook over a nature reserve, situated within a purpose built retirement complex and conveniently located in an edge of town position within easy reach of all local amenities.

The internal accommodation is well presented throughout and comprises: an entrance hall, living/dining room, kitchen, wet room, double bedroom (with walk-in wardrobe). The property benefits from full double glazing, electric underfloor heating, and 24 hour call system.

Jebb Court benefits from an internal lift for residents.

Externally, the property is complimented by attractive communal gardens which are meticulously maintained, the cost for which is included within the service charge.

The sale of 22 Jebb Court does, therefore, offer the rare opportunity for purchasers to acquire a well presented one-bedroom retirement apartment situated within a well regarded complex of similar properties on the edge of Ellesmere.

SITUATION

22 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 supermarket, restaurants, and a range of independent shops, as well as a number of recreational facilities. Ellesmere is also well located for access to the larger local centres of Oswestry, Shrewsbury, and Wrexham, all of which offer a more comprehensive level of amenities.

RECEPTION HALL

Fitted carpet as laid and doors leading to all principal rooms.

AIRING CUPBOARD/STORAGE ROOM

With fitted carpet and housing the Gledhill Pulsacoil heating system.

LIVING/DINING ROOM

21'0" x 11'6" (6.42 x 3.52)  
With fitted carpets as laid, glazed door leading onto a Juliet balcony which offers tranquil views over the Birch Road Pond Nature Reserve. The Room also features an electric "open-fire" style heater set onto a marble-effect hearth, with a door leading into the:

KITCHEN

7'9" x 7'1" (2.37 x 2.18)  
With tiled flooring and window onto rear elevation, a selection of base and wall units with work surface with inset stainless steel sink with draining area to one side and mixer tap above. Four-ring Hotpoint electric hob with extractor fan above and complimentary Hotpoint electric oven to one side, along with an integrated fridge/freezer.

BEDROOM

15'4" x 8'11" (4.69 x 2.74)  
With fitted carpets as laid and dual aspect windows offering further views over the town and the Nature Reserve, with a door leading into a:

WALK-IN WARDROBE

With a continuation of the fitted carpet and a range of shelving and clothes rails.

WET ROOM

With fully tiled floors and walls and a bathroom suite to include: hand basin (H&C) set into a vanity unit with double cupboard below, walk-in shower with mains fed shower and safety rail, and low flush WC. The Wet Room also features a heated towel rail and emergency pull cord.

FURNISHINGS

Some of the furnishings are available by separate negotiation.

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.

The prospective buyer would be obligated to meet with the "House Manager" of Jebb Court to ensure suitability for the development.

GROUND RENT

We are advised of an annual ground rent of £425.

SERVICE CHARGE

We are advised that the current service charge for 22 Jebb court is £230.96.

The payment includes all water rates, insurance (except contents), the services of the house manager and maintenance of all common areas including the structure and grounds. The communal lift is serviced and maintained within this charge and it also includes window cleaning and servicing of the alarm and ventilation systems in the flats. It also includes the laundry room and associated electric.

A comprehensive list of what is included within the service charge is available upon request.

TENURE

The property is of leasehold tenure and we are are of the understanding that a 125 year lease was granted in 2013, thus, at the time of writing, circa 113 years remain unexpired.

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 A on the local authority 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, SY12 0AW.

ONWER'S VIEW

Jebb Court is one of a number of renowned McCarthy and Stone developments across the country. They are intended for retirement living and as such one occupier has to be aged 60, although the younger partner (if applicable) can be as young as 55 years old.

There is an active social life within the development, although taking part is entirely optional. As a resident you have use of the communal areas including the residents lounge and adjoining kitchen. This is a useful if your extended family comes to visit, although you can just use the facilities for a change of outlook or for socialising with other like-minded residents. There are maintained communal gardens to enjoy with the bonus of no gardening required. There is a guest bedroom in the accommodation which can be hired if visitors are coming some distance.

There is a service charge and it might be useful to explain what this includes as it probably covers more than you might imagine. There is an on-site house manager included in the fees, but beyond this, the fee includes maintenance of the lift as well as all internal communal areas (cleaning, decorating and replacements). There is a communal washing room so the fee includes all the appliances including driers. Imagine never having to buy (or repair) another washday appliance. All external maintenance is covered including guttering, the roof, fences, paving and even window washing. The ongoing service charge ensures the building is maintained to a high standard.

Finally, the charge includes insurance of the building and all your water rates. This means that your only bills are electricity, council tax (the property is in the lowest band) and any other items like your phone.

Number 22 enjoys an open aspect onto an adjacent wooded area with the cricket ground beyond. Apartments at this end of the block are adjacent to the "shoppers door and gate" which gives access to the Tesco supermarket and also affords easy access for family and visitors. The location of number 22 was one of the principle reasons this apartment appealed when new.